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DAVID MARTIN
GROUP

Washington Road

Maldon, CM9 6BL

Guide Price £400,000 - £420,000

EPC Rating 'D'

- Three Bedroom Semi Detached House
- Rear Garden In Excess of 100ft
- Garage & Parking
- Walking Distance to Maldon Town





Property Description

David Martin Estate Agents are delighted to offer for sale this extended three bedroom semi detached 1920 property within walking distance to Maldon town centre with its range of shops, schools and amenities. The property offers versatile family accommodation comprising of entrance hall, lounge/dining, spacious kitchen breakfast room, conservatory, ground floor WC, landing, three bedrooms and family bathroom. Outside the property has parking space to front and driveway to side leading to garage, garden to front and well established rear garden in excess of 100ft. Viewing advised to appreciate the setting space and character that the property offers.





ENTRANCE HALL

Entrance to the property is made via part glazed entrance door to front aspect to entrance hall, stairs rising to first floor landing, window to side aspect, radiator, door to:

LOUNGE/DINER

23' 5" x 12' (7.14m x 3.66m) A spacious living room being well lit by bay window to front aspect and full door to conservatory, two radiators, feature open fireplace.

CONSERVATORY

7' x 7' (2.13m x 2.13m) Window and part glazed door to rear aspect, door to kitchen and door to cloakroom.

CLOAKROOM

Low flush WC, wall mounted wash hand basin inset to vanity unit, splash tiling, tiled floor.

KITCHEN/BREAKFAST ROOM

23' 10" x 10' (7.26m x 3.05m) Comprehensively fitted with a range of units comprising of ceramic sink unit with mixer taps inset to worksurface with drawers and cupboards under, adjacent worksurface with appliance storage and drawer and cupboards beneath, matching range of eye level wall mounted units. Integrated dishwasher, storage cupboard housing gas fired boiler, windows to rear and side aspect, space for range style cooker, splash tiling.

LANDING

Window to side aspect, door to:

BEDROOM ONE

11' x 11' (3.35m x 3.35m) Window to rear aspect, radiator, fitted wardrobe which we understand from the vendor are to remain.

BEDROOM TWO

11' x 11' (3.35m x 3.35m) Window to front aspect, radiator, feature cast iron fireplace.

BEDROOM THREE

7' 5" x 7' (2.26m x 2.13m) Window to front aspect, radiator.





FAMILY BATHROOM

11' 10" x 10' (3.61m x 3.05m) Max Measurement
Stylish white suite comprising of low flush WC, double shower cubical, panel bath, pedestal wash hand basin, splash tiling, airing cupboard, window to rear aspect.

OUTSIDE

To the front of the property there is a garden laid to lawn with flower beds and shrubs, parking to the side property with narrow driveway leading to detached garage with double doors, pedestrian access to rear garden.

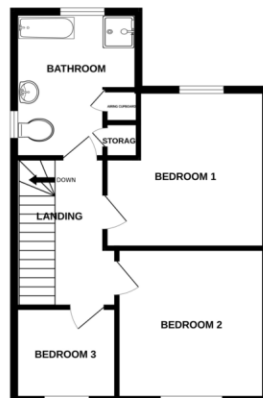
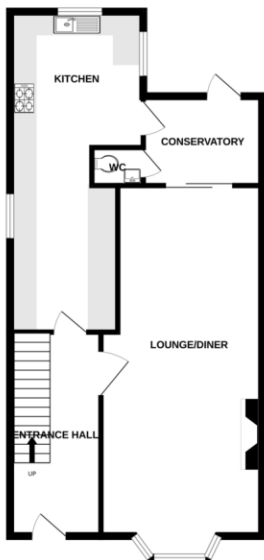


REAR GARDEN

Being well established the garden is laid to lawn with flower beds and shrubs, patio to the rear of the property, wooden storage shed and summer house which we understand from the vendor are to remain. The rear garden is in excess of 100ft. Trees and shrubs.

GROUND FLOOR

1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements