CURTIS O'BOYLE

Sales & Lettings

Hillcrest, Mayland

CM3 6AZ







Hillcrest, Mayland CM3 6AZ £325,000

Situated in a pleasant cul-de-sac location on Hillcrest, Mayland, this attractive three-bedroom chalet-style semi-detached home offers spacious and versatile accommodation, having been extended on the ground floor to create an excellent open-plan living and entertaining space.

The ground floor begins with a spacious entrance hallway, leading through to an impressive open-plan lounge and dining area, which flows into a delightful garden room featuring three-aspect glazing, allowing plenty of natural light to flood the space and providing pleasant views over the rear garden.

The fitted kitchen offers good practicality and benefits from direct access to the attached garage/workshop, measuring approximately 37 feet in length and offering excellent storage, workshop or potential hobby space. A convenient ground floor cloakroom/WC completes the ground floor accommodation.

To the first floor are three bedrooms and a family bathroom.

Externally, the property benefits from a generous block-paved driveway providing ample off-street parking, together with a good-sized rear garden offering space for outdoor relaxation and entertaining.

ENTRANCE HALL Double glazed stable style entrance door, skylight window, radiator, tiled floor, open plan to lounge.

CLOAKROOM Double glazed window to side aspect, wash hand basin and close coupled WC, tiled floor, extractor fan, wall mounted gas boiler.

LOUNGE 13' 9" x 12' 11" (4.19m x 3.94m) Double glazed window to front aspect, radiator, woof effect laminated flooring, feature fireplace with log burner, open plan to:

DINING AREA 10' 2" x 8' 7" (3.1m x 2.62m) Radiator, wood effect laminated flooring, open plan to:

GARDEN ROOM 11' 5" x 9' 4" (3.48m x 2.84m) Stain glass window to side aspect, double glazed window to rear aspect, double glazed door to rear garden, wood effect laminated flooring.

KITCHEN 9' 7" x 8' 8" (2.92m x 2.64m) Double glazed window to rear aspect, radiator, tiled floor, fitted base and wall units, one and a quarter bowl stainless steel sink unit with mixer tap inset into worktops, built in electric oven and combi microwave oven and grill, four ring electric hob, tiled splashbacks, built in cupboard, door to garage.

FIRST FLOOR LANDING Double glazed window to side aspect, radiator, airing cupboard, wood effect laminated flooring, loft access.

BEDROOM ONE 10' 8" x 9' 7" (3.25m x 2.92m) Double glazed window to rear aspect, radiator, wood effect laminated flooring.

BEDROOM TWO 10' 8" x 8' 5" (3.25m x 2.57m) Double glazed window to front aspect, radiator, wood effect laminated flooring.

BEDROOM THREE 9' 3" x 6' 9" (2.82m x 2.06m) Double glazed window to rear aspect, wood effect laminated flooring.

BATHROOM 5' 11" x 5' 7" (1.8m x 1.7m) Double glazed window to front aspect, heated towel rail, rolltop bath with mixer tap and electric shower over, close coupled WC, wash hand basin with cupboard below, tiled walls.

GARAGE/WORKSHOP 37' 1" x 11' 1" (11.3m x 3.38m) > 8' 7" (2.62m) Electric roll up door, steel door to side aspect, power and light, space for washing machine, double glazed windows to side and rear aspect, double glaze door to rear garden.

REAR GARDEN Paved patio area, laid to lawn, flower and shrub borders, fencing, timber potting shed, outside tap.

FRONT Block paved driveway.







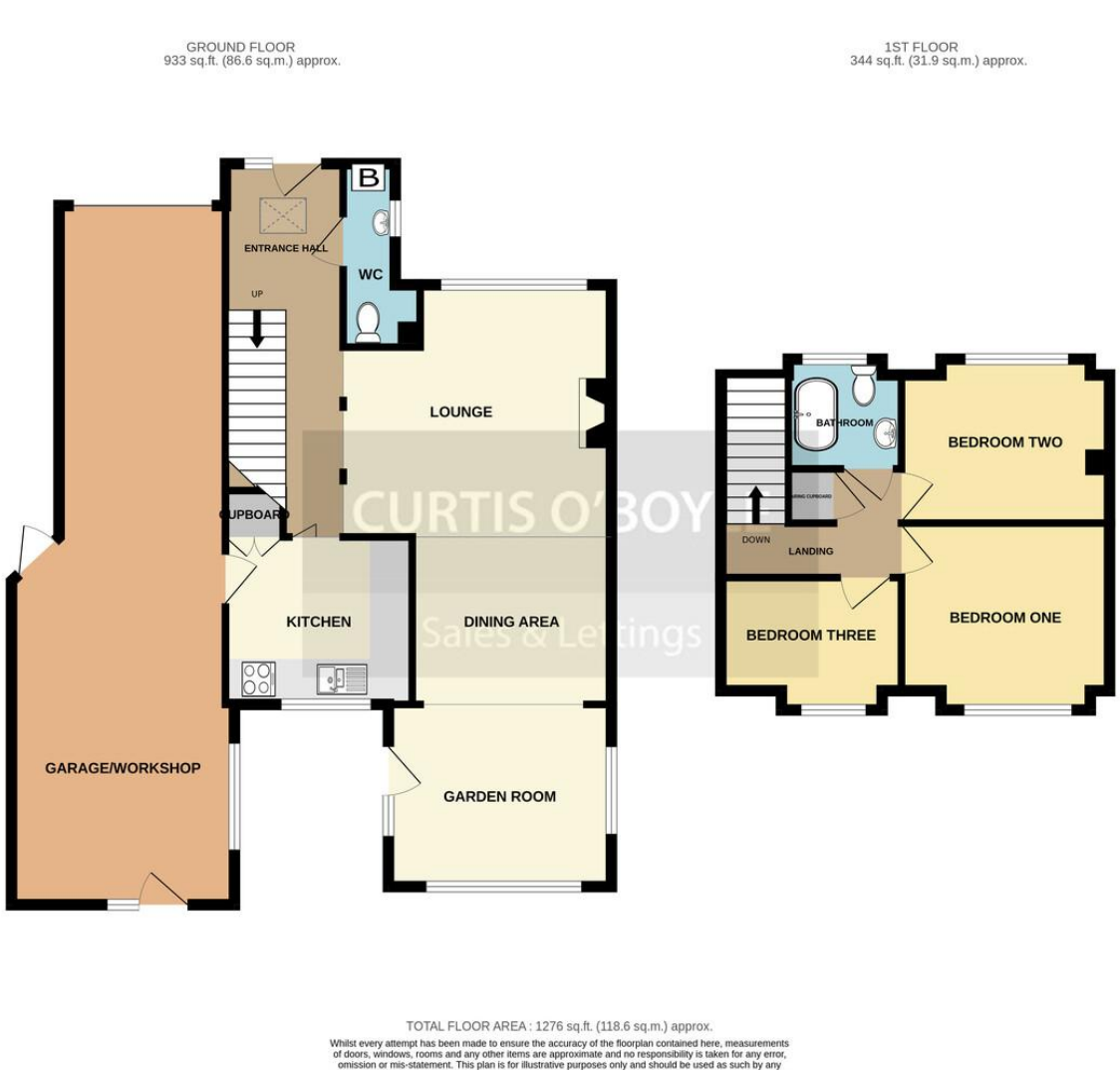








To view this property call Curtis O' Boyle Estate Agents on 01621 855558













Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

18 High Street Maldon, , Essex, CM9 5PJ

Tel: 01621 855558

Email: maldon@curtisoboyle.co.uk

www.curtisoboyle.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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