



**Fambridge Road, Maldon CM9 6BJ**

**welcome to**

**Fambridge Road, Maldon**

**\*\*GUIDE PRICE £425,000 - £450,000\*\*** CHARACTER AND SPACE. This well presented bay fronted home is situated offering convenient access into MALDON TOWN CENTRE as well as a number of LOCAL SCHOOLS and Maldon's famed PROMENADE PARK, and boasts a SPACIOUS MODERN KITCHEN EXTENSION and LOFT ROOM.



### **Entrance Porch**

Storm porch with brick archway, part glazed door to:-

### **Entrance Hall**

Irregular Shaped Room x ( x )  
Double glazed UPVC window to front, stairs rising to first floor, radiator, doors to:-

### **Cloakroom**

Window to side, white suite comprising of low level WC and wall mounted basin.

### **Lounge**

11' 10" Plus Bay x 9' 11" ( 3.61m Plus Bay x 3.02m )  
Double glazed box bay window to front, radiator, open to:-

### **Dining Room**

12' 4" x 9' 9" Max ( 3.76m x 2.97m Max )  
Centrepiece fire place housing wood burner, radiator, open to:-

### **Kitchen**

14' 2" x 12' 5" ( 4.32m x 3.78m )  
Double glazed UPVC window and French doors to rear opening to the garden, further door to side opening to side passage, contemporary fitted kitchen comprising of one and half bowl sink set in stone work tops with matching upstands and range of eye and base level units, integrated fridge, freezer, dishwasher and oven with induction hob and extractor over, radiator, open to:-

### **Utility Room**

6' 3" x 5' 7" ( 1.91m x 1.70m )  
Double glazed UPVC window to side, stone work tops with eye and base level units and space for appliances.

## **First Floor**

### **Landing**

Double glazed UPVC window to side, airing cupboard, radiator, door to staircase rising to second floor, doors to:

### **Bedroom One**

16' 2" x 7' 5" Plus Recess ( 4.93m x 2.26m Plus Recess )  
Double glazed UPVC window to rear overlooking the garden, built in wardrobe, radiator.

### **Bedroom Two**

11' 10" x 9' 6" ( 3.61m x 2.90m )  
Double glazed UPVC window to front, radiator.

### **Dressing Room**

9' 7" Max x 7' 11" ( 2.92m Max x 2.41m )  
Stairs to second floor leading to bedroom.

### **Bedroom Four**

9' x 5' 11" Max ( 2.74m x 1.80m Max )  
Double glazed UPVC window to front.

### **Bathroom**

10' 10" x 6' 4" Max ( 3.30m x 1.93m Max )  
Double glazed UPVC window to rear, four piece suite comprising of panel bath, separate double shower, low level WC and pedestal basin, heated towel rail.

## **Second Floor**

### **Bedroom Three**

15' 8" Max x 9' 3" ( 4.78m Max x 2.82m )  
Velux skylight windows to rear, under eaves storage cupboards.

### **Outside**

#### **Front**

Block paved forecourt driveway providing off road parking for several vehicles, bordered by mature shrubs, gated side access to:-

#### **Rear Garden**

Enclosed by panel fence, laid to lawn with shingle seating area and range of mature shrubs and trees.



**view this property online** [williamhbrown.co.uk/Property/MLN104547](http://williamhbrown.co.uk/Property/MLN104547)



welcome to

## Fambridge Road, Maldon

- Four Bedrooms plus Dressing Room
- Two Reception Rooms
- Modern Kitchen & Utility Room
- Forecourt Driveway
- Generous Garden

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

**£425,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/MLN104547](http://williamhbrown.co.uk/Property/MLN104547)



Property Ref:  
MLN104547 - 0012

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01621 874837**



[Maldon@williamhbrown.co.uk](mailto:Maldon@williamhbrown.co.uk)



3 High Street, West Square, MALDON, Essex,  
CM9 5PB



[williamhbrown.co.uk](http://williamhbrown.co.uk)