

CURTIS O'BOYLE

Sales & Lettings

Park Drive, Maldon

CM9 5JQ





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Four-Bedroom Family Home in a Prime Maldon Location

Situated in a highly sought-after position directly opposite the beautiful Maldon Promenade Park and within easy reach of Maldon town centre, this well-presented four-bedroom family home offers generous living space and excellent convenience.

The property benefits from ample off-street parking via a private driveway and features a useful summerhouse in the rear garden, ideal for a home office, hobby space, or relaxing retreat. Energy efficiency is enhanced by the installation of solar panels with battery storage, helping to reduce running costs.

Internally, the ground floor comprises a comfortable lounge, a separate dining area, a fitted kitchen, a study perfect for home working, and a practical utility room.

To the first floor, there are four well-proportioned bedrooms and a modern shower room, making this an ideal home for growing families.

With its prime location, versatile living accommodation, and excellent outdoor space, this property represents a fantastic opportunity to secure a home in one of Maldon's most desirable settings.

ENTRANCE PORCH Double glazed entrance door, double glazed window to front aspect, smooth ceiling with inset downlighters, wood effect laminated flooring.

LOBBY Double glazed door from porch, stairs to first floor.

STUDY 10' 10" x 9' 6" (3.3m x 2.9m) Double glazed window to front aspect, radiator, smooth ceiling, wood effect laminated flooring.

LOUNGE 13' 7" x 10' 10" (4.14m x 3.3m) + recess. Double glazed window to front aspect, radiator, coved to smooth ceiling, wood effect laminated flooring, feature fireplace with log burner, opening to dining area.

DINING AREA 8' 11" x 8' 10" (2.72m x 2.69m) Double glazed French doors to rear garden, coved to smooth ceiling, radiator, wood effect laminated flooring, doorway to kitchen.

KITCHEN 8' 10" x 7' 8" (2.69m x 2.34m) Double glazed window to rear aspect, smooth ceiling, pantry cupboard, double bowl ceramic sink unit with mixer tap in set into solid wood work tops, fitted base and wall units, tiled splashbacks, tiled floor, range style cooker with stainless steel hood above, doorway to utility room.

UTILITY ROOM 8' 10" x 6' 3" (2.69m x 1.91m) < 9' 4" (2.84m) Double glazed door to rear garden, double glazed window to rear aspect, radiator, smooth ceiling, fitted base and wall units, tiled splashbacks, tiled floor, solid wood work tops, space for washing machine and tumble dryer, space for American style fridge/freezer, wall mounted gas boiler concealed in cupboard.

FIRST FLOOR LANDING Loft access.

BEDROOM ONE 13' 3" x 8' 7" (4.04m x 2.62m) Double glazed window to front aspect, radiator, smooth ceiling, wood effect laminated flooring, built in wardrobe.

BEDROOM TWO 10' 9" x 9' 5" (3.28m x 2.87m) Double glazed window to front aspect, radiator, smooth ceiling, wood effect laminated flooring, built in wardrobe.

BEDROOM THREE 11' 2" x 9' 8" (3.4m x 2.95m) Double glazed window to rear aspect, radiator, smooth ceiling, wood effect laminated flooring, built in wardrobe.

BEDROOM FOUR 8' 11" x 8' 11" (2.72m x 2.72m) max. Double glazed window to rear aspect, radiator, smooth ceiling, wood effect laminated flooring.

SHOWER ROOM 7' 4" x 5' 5" (2.24m x 1.65m) Two double glazed windows to rear aspect, heated towel rail, smooth ceiling with inset downlighters, tiled shower cubicle, vanity wash hand basin, close coupled WC, part tiled walls.

REAR GARDEN 65' (19.8m) approx in length. Paved patio area, laid to lawn, fencing to boundary, covered seating area with bar and chimney pizza oven/BBQ, timber shed, gated side access.

SUMMERHOUSE Two Rooms: 12' 5" x 8' 6" (3.78m x 2.59m) and 10' 5" x 6' 8" (3.18m x 2.03m) Two double glazed windows, double glazed French doors, power and light connected.

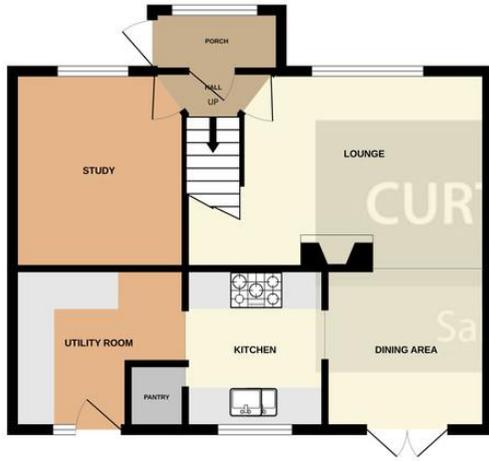
FRONT Shingled driveway for several vehicles, area laid to lawn.



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

GROUND FLOOR
529 sq.ft. (49.2 sq.m.) approx.

1ST FLOOR
512 sq.ft. (47.6 sq.m.) approx.



TOTAL FLOOR AREA: 1041 sq.ft. (96.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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