



Saxon Way, Maldon  
CM9 5JN

**CURTIS O'BOYLE**

Sales & Lettings



# Saxon Way, Maldon

CM9 5JN

£310,000

Situated just a short walk from Maldon Promenade Park and conveniently located for Maldon town centre, this semi-detached home offers flexible accommodation ideal for families or first-time buyers.

Originally built as a two-bedroom property, the current owners have reconfigured the larger main bedroom to create an additional third bedroom. Access to the second bedroom is via the third, making it suitable as a nursery, dressing room or home office.

The ground floor features a lounge to the front of the property, while to the rear there is a spacious kitchen/diner overlooking the garden, providing good space for everyday living.

Upstairs benefits from a first-floor bathroom fitted with a white suite.

The property also benefits from gas central heating and double glazing, and is offered for sale with no onward chain.

**LOUNGE** 16' 3" x 11' 6" (4.95m x 3.51m) Entrance door, double glazed window to front aspect, textured ceiling wood effect laminated flooring radiator, cast iron fireplace, stairs to first floor, understairs cupboard.

**KITCHEN/DINER** 16' 3" x 9' 9" (4.95m x 2.97m) Door to side, double glazed window to rear aspect, radiator, textured ceiling, fitted base and wall units, one and a quarter bowl stainless steel sink unit with mixer tap inset into work tops, wall mounted gas boiler, understairs cupboard, built in electric double oven and grill, six ring gas hob with hood above, tiled splashbacks, tiled floor, space for dishwasher and washing machine.

**LANDING** Double glazed window to side aspect, loft access.

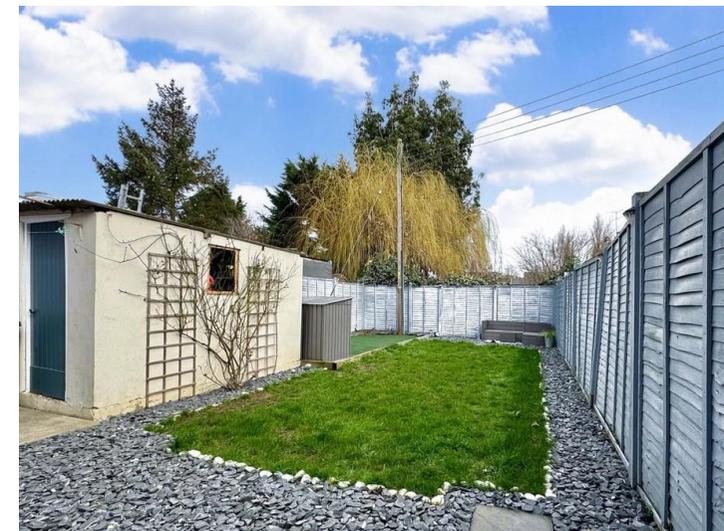
**BEDROOM ONE** 10' 4" x 9' 8" (3.15m x 2.95m) Double glazed window to rear aspect, radiator, textured ceiling wood effect laminated flooring built in wardrobe.

**BEDROOM THREE** 11' 7" x 8' 10" (3.53m x 2.69m) max. Double glazed window to front aspect, radiator, textured ceiling, sliding door to bedroom two.

**BEDROOM TWO** 10' x 8' 7" (3.05m x 2.62m) max. Double glazed window to front aspect, radiator, textured ceiling with inset downlighters, airing cupboard.

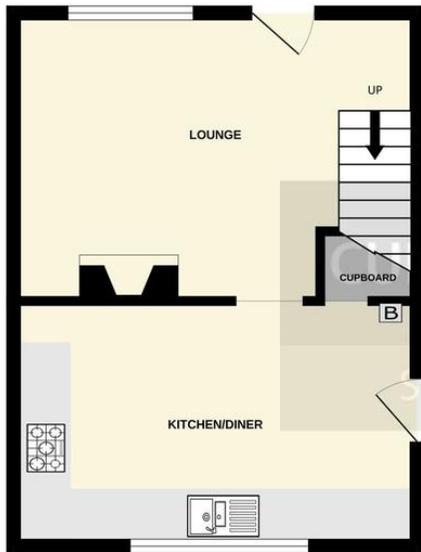
**BATHROOM** Double glazed window to side aspect, textured ceiling panelled bath with mixer tap and shower over, dose coupled WC, pedestal wash hand basin, heated towel rail, tiled walls.

**REAR GARDEN** 44' (13.4m) approx. in length. Composite decking, laid to lawn with shingled borders, panelled fencing, side access, outside store 10' 1" x 6' 7" (3.07m x 2.01m) with power.

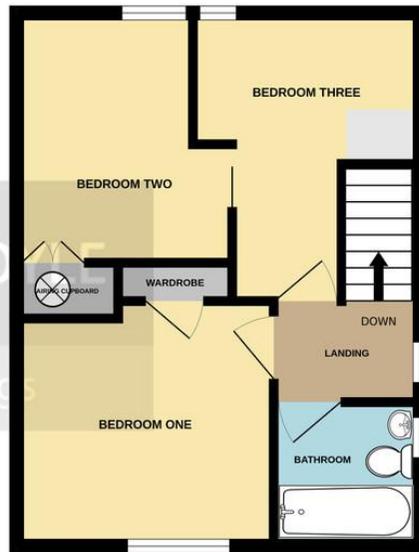


To view this property call Curtis O' Boyle Estate Agents on **01621 855558**

GROUND FLOOR



1ST FLOOR



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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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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