



CURTIS O'BOYLE

Sales & Lettings

West Chase, Maldon

CM9 6HN

£525,000



A UNIQUE OPPORTUNITY TO ACQUIRE ONE OF THE DISTINCTIVE WHITE LADIES COTTAGES, TUCKED AWAY IN A PRIVATE LANE CLOSE TO MALDON HIGH STREET

Situated along West Chase, a private lane just off London Road, this unusual two-bedroom semi-detached cottage offers a rare opportunity to acquire a property with individual character in a particularly convenient yet secluded position. Forming part of the distinctive pair known as White Ladies, the cottage enjoys a setting that combines the appeal of an established residential enclave with easy access to Maldon town centre.

The accommodation includes a spacious lounge featuring a large bay window overlooking the front garden, creating an attractive focal point to the principal reception room. There is also a separate dining room overlooking the rear garden, providing additional reception space, together with a fitted kitchen with steps leading down to a cellar.

On the first floor are two bedrooms and a shower room, with the added benefit of a further ground-floor shower room. Outside, the property enjoys a good size front and garden and South facing rear garden, while a garage provides valuable parking and storage.

West Chase is a particularly appealing location, offering a sense of privacy away from the main road while remaining within easy reach of Maldon High Street, its independent shops, cafés, restaurants and everyday amenities. This combination of an individual cottage, an unusual setting and proximity to the town centre makes this a property that stands apart from more conventional homes.

ENTRANCE HALL Double glazed entrance door, bamboo flooring, radiator, built in cupboard, glazed door to rear garden, stairs to first floor.

KITCHEN 18' 5" x 7' 11" (5.61m x 2.41m) Double glazed window to side aspect, glazed door to side aspect, window to side aspect, stone tiled floor, tiled splashbacks, fitted base units, one and a quarter bowl sink unit with mixer tap inset into solid wood work tops, built in electric double oven and five ring gas hob, stainless steel slash back and hood above, steps down to cellar.

CELLAR 15' 10" x 10' (4.83m x 3.05m) Windows to rear aspect.

SHOWER ROOM 8' x 5' 11" (2.44m x 1.8m) Window to side aspect, tiled floor, part tiled walls, tiled shower cubicle, wash hand basin, close coupled WC, heated towel rail, inset downlighting, wall mounted gas boiler.

LOUNGE 15' 8" x 15' 7" (4.78m x 4.75m) + bay. Secondary glazed sash bay window to front aspect, two radiators, wood flooring, feature marble fireplace with log burner.

DINING ROOM 14' 6" x 10' 1" (4.42m x 3.07m) + recess. Sash window to rear aspect, radiator, feature fireplace, wood flooring.

FIRST FLOOR LANDING Bamboo flooring, loft access.

BEDROOM ONE 14' 7" x 11' 7" (4.44m x 3.53m) Sash window to front aspect, radiator, bamboo flooring feature fireplace with fitted cupboards either side.

BEDROOM TWO 11' 1" x 7' 4" (3.38m x 2.24m) Double glazed window to rear aspect, radiator, bamboo flooring.

SHOWER ROOM 8' 1" x 7' 4" (2.46m x 2.24m) Double glazed window to rear aspect, inset downlighting, extractor fan, tiled shower cubicle, wash hand basin with cupboard below, close coupled WC, heated towel rail, part tiled walls, cork flooring.

EXTERNAL The property benefits from gardens to both the front and rear, with the larger front garden predominantly laid to lawn and incorporating a substantial WORKSHOP/SHED with water, sewage and power connected, rewired electrics and insulation under floorboards. The South facing rear garden has a paved patio area providing space for outdoor seating and entertaining. Further benefits include a single garage.



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

BASEMENT
182 sq.ft. (16.9 sq.m.) approx.

GROUND FLOOR
610 sq.ft. (56.7 sq.m.) approx.

1ST FLOOR
365 sq.ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA : 1157 sq.ft. (107.5 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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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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