



Washington Road, Maldon CM9 6AR



welcome to

Washington Road, Maldon

****GUIDE PRICE £575,000 - £600,000**** This **STYLISH HIGH SPEC HOME** situated in a **SOUGHT AFTER CUL-DE-SAC** in West Maldon boasts **OPEN PLAN LIVING**, and is finished to an **EXCEPTIONALLY HIGH STANDARD THROUGHOUT**, enjoying **CONTEMPORARY SHOWER ROOM AND EN SUITE** as well as a **GENEROUS WEST FACING GARDEN**.



Entrance

Part glazed composite entrance door to :-

Entrance Hall

Double glazed UPVC windows to front, stairs rising to first floor with storage cupboard under, luxury vinyl flooring, radiator, doors to :-

Lounge

14' 9" x 11' 9" max (4.50m x 3.58m max)
Triple glazed UPVC window to front, luxury vinyl flooring, radiator, open to :-

Dining Area

9' 3" x 8' 11" (2.82m x 2.72m)
Triple glazed window to side, luxury vinyl flooring, contemporary radiator, open to conservatory and kitchen area.

Conservatory

9' 5" x 8' 10" max (2.87m x 2.69m max)
Triple glazed UPVC and dwarf brick wall construction with French doors opening onto the garden, luxury vinyl flooring.

Kitchen

17' 10" x 10' 2" (5.44m x 3.10m)
Double glazed bi-fold doors to rear opening onto the garden, stylish contemporary fitted kitchen comprising sink with Quooker hot water tap set in quartz work surfaces, with tiled splashback, further quartz topped central island breakfast bar with inset hob and extractor over, range of high gloss fronted base and full height units with range of appliances including triple Neff ovens and wine cooler, integrated dishwasher, space for American style fridge freezer, door to :-

Utility Room

7' 10" x 7' max (2.39m x 2.13m max)
Part double glazed door to side passage, sink and drainer set in roll top surfaces with eye and base level units and space for appliances, door to garage storage area, radiator, further door to :-

Cloakroom

Triple glazed UPVC window to side, contemporary suite comprising low level WC and pedestal basin, part tiled walls.

Storage Area

8' 6" x 7' 11" (2.59m x 2.41m)
Roller door to front, power and light.

First Floor

Landing

Airing cupboard housing hot water cylinder, loft access, doors to :-

Bedroom One

11' 8" x 9' 9" (3.56m x 2.97m)
Triple glazed UPVC window to rear overlooking the garden, fitted wardrobes, radiator, door to :-

En Suite

Triple glazed UPVC window to rear, contemporary suite comprising shower, low level WC and vanity basin, fully tiled walls, chrome heated towel rail.

Bedroom Two

15' 3" x 7' 9" (4.65m x 2.36m)
Triple glazed UPVC windows to front and to rear overlooking the garden, radiator.

Bedroom Three

11' 9" x 8' (3.58m x 2.44m)
Triple glazed UPVC window to front, fitted wardrobes and cupboards, radiator.

Bedroom Four

10' 6" x 8' 3" max (3.20m x 2.51m max)
Triple glazed UPVC window to front, fitted wardrobe, radiator.

Family Shower Room

6' 8" x 5' 2" (2.03m x 1.57m)
Triple glazed UPVC window to side, contemporary suite comprising walk in double shower, low level WC and vanity basin, part tiled walls, heated towel rail.

Outside

Front

Block paved forecourt driveway providing off road parking for several vehicles, with mature flower and shrub bed, gated side access to both sides of property leading to :-

Rear Garden

West facing, enclosed by panel fence and predominantly laid to lawn with large patio seating area and tiered flower and shrub beds to rear.



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welcome to

Washington Road, Maldon

- Stylishly Modernised and Remodelled
- Triple Glazing
- Open Plan Contemporary Kitchen and Reception Rooms
- Utility Room and Conservatory
- West Facing Garden

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: E

guide price

£600,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MLN104911 - 0003

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