

Highlands Drive, Maldon

CM9 6HY

CURTIS O'BOYLE

Sales & Lettings





Highlands Drive, Maldon

CM9 6HY

£425,000

Positioned on a corner plot and within easy walking distance of Maldon's historic High Street, this semi-detached home is offered with no onward chain.

The property provides well-proportioned accommodation throughout, including three double bedrooms and a first-floor shower room. To the ground floor, there is a spacious lounge with a separate dining area leading through to a fitted kitchen, along with a convenient WC off the entrance hall.

Externally, the home benefits from a well-maintained rear garden and a single garage located to the rear.

Overall, a well-cared-for home offering excellent space and potential in a highly convenient location.

ENTRANCE HALL Double glazed entrance door and sidelights, radiator, coved to smooth ceiling, stairs to first floor.

WC 6' 1" x 4' 6" (1.85m x 1.37m) Double glazed window to side aspect, radiator, coved to smooth ceiling, vanity wash hand basin, dose coupled WC, tiled splashbacks.

LOUNGE 15' 4" x 14' 9" (4.67m x 4.5m) Double glazed window to front aspect, coved ceiling, radiator, fireplace with tiled hearth and surround, open plan to dining area.

DINING AREA 9' 3" x 8' 9" (2.82m x 2.67m) Double glazed sliding patio door to rear garden, radiator, coved to smooth ceiling, arch to kitchen.

KITCHEN 11' 6" x 8' 10" (3.51m x 2.69m) Double glazed window to rear aspect, double glazed door to side aspect, fitted base and wall units, integrated dishwasher and undercounter fridge and freezer, space for washing machine, built in electric double oven and four ring hob with hood above, wall mounted gas boiler concealed in cupboard, tiled floor and splashbacks.

FIRST FLOOR LANDING Double glazed window to side aspect, coved to smooth ceiling, loft access.

BEDROOM ONE 13' 10" x 10' 4" (4.22m x 3.15m) Double glazed window to rear aspect, radiator, airing cupboard, fitted wardrobes, coved ceiling.

BEDROOM TWO 14' 1" x 8' 11" (4.29m x 2.72m) Double glazed window to front aspect, radiator, coved ceiling.

BEDROOM THREE 10' 9" x 8' 11" (3.28m x 2.72m) < 11' 11" (3.63m) Two double glazed windows to front aspect, radiator, coved ceiling.

SHOWER ROOM 7' 2" x 6' 9" (2.18m x 2.06m) Double glazed window to rear aspect, heated towel rail, smooth ceiling with inset downlighters, corner shower cubide, wash hand basin and WC in fitted units, tiled walls, wood effect laminated flooring, extractor fan.

REAR GARDEN Paved patio areas, laid to lawn, fencing, timber shed, gated side access.

GARAGE 16' 5" x 8' 4" (5m x 2.54m) Up and over door from small driveway, door to garden, power and light connected.



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

GROUND FLOOR
497 sq.ft. (46.1 sq.m.) approx.



1ST FLOOR
503 sq.ft. (46.8 sq.m.) approx.



TOTAL FLOOR AREA: 1000 sq.ft. (92.9 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.
Made with Metroplex ©2005



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



18 High Street Maldon, , Essex, CM9 5PJ

Tel: 01621 855558

Email: maldon@curtisoboyale.co.uk

www.curtisoboyale.co.uk

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.

CURTIS O'BOYLE

Sales & Lettings