



Mariners Way

Maldon, CM9 6YX

Freehold
Tax Band:

Guide Price £500,000



Boasting an UNOVERLOOKED rear garden set on a CORNER PLOT position, THREE reception rooms inc. BAY-FRONTED lounge, dining room, OFFICE/PLAYROOM/BED 5 plus kitchen/breakfast room and UTILITY is this well-proportioned four/five bedroom DETACHED property. Benefiting from an EN-SUITE & dressing area to master, family bathroom & d/stairs cloakroom, a (part-converted) garage with driveway parking for 3/4 cars plus PLANNING PERMISSION TO EXTEND**. Ideally located within easy reach to all local shops/amenities, High Street, Promenade and with convenient access to Hatfield Peverel Station (7.9m) and A12/Chelmsford. Call Hamilton Piers to view!



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The accommodation, with approximate room sizes, is as follows:

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:

Secure main entry door, stairs to first floor, radiator, solid wood flooring.

LOUNGE:

14'0" x 11'6" (4.29 x 3.53)

Double glazed bay window to front aspect, central log burning fireplace with surround, radiator, solid oak flooring.

DINING ROOM:

9'4" x 8'9" (2.85 x 2.69)

Radiator, wood flooring. French doors to rear aspect.

KITCHEN:

10'2" x 9'1" (3.12 x 2.77)

Double glazed window to rear aspect, a series of fitted matching base and wall units, roll top work surfaces incorporating a one and a half bowl sink with central mixer tap and drainer, built-in double oven, gas hob with extractor over, space for fridge and dishwasher, radiator, tiled flooring.

UTILITY ROOM:

Fitted wall units, space for American fridge/freezer, washing machine and tumble dryer, radiator, tiled flooring. Secure door to rear aspect.

CLOAKROOM:

Opaque double glazed window to side aspect, low level WC, vanity wash hand basin, radiator, wood flooring.

OFFICE / PLAYROOM:

10'2" x 8'2" (3.12 x 2.49)

Double glazed window to side aspect, built-in storage cupboard, radiator, wood flooring. Access door to remaining garage space.

FIRST FLOOR ACCOMMODATION:

LANDING:

Loft access, carpeted flooring.

MASTER BEDROOM:

16'11" x 14'2" (5.16 x 4.32)

Double glazed bay window to front aspect, opening to fitted dressing area, radiator, solid wood flooring.

EN-SUITE:

Opaque double glazed window to front aspect, enclosed double shower unit, low level WC, vanity wash hand basin, radiator, tiled flooring.

BEDROOM TWO:

10'5" x 8'5" (3.2 x 2.59)

Double glazed window to rear aspect, radiator, solid wood flooring.

BEDROOM THREE:

10'5" x 6'11" (3.18 x 2.11)

Double glazed window to rear aspect, radiator, wood flooring.

BEDROOM FOUR:

7'10" x 7'6" (2.41 x 2.31)

Double glazed window to rear aspect, fitted dressing units and wardrobes, radiator, solid wood flooring.

FAMILY BATHROOM:

Opaque double glazed window to side aspect, enclosed shower unit, freestanding bath with central mixer tap and shower attachment, inset WC, vanity wash hand basin, heated towel rail, tiled flooring.

EXTERIOR:

REAR GARDEN:

Unoverlooked corner plot rear garden comprising patio area across property rear with gated side access, remainder mainly laid to lawn with mature trees and shrubs to borders and timber storage shed.

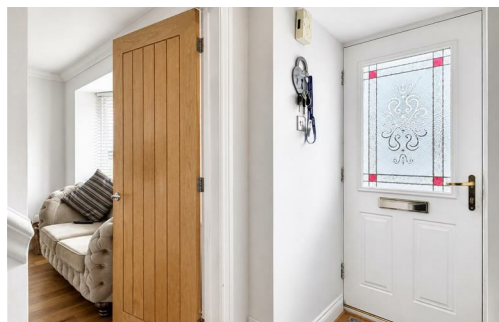
GARAGE, DRIVEWAY & PARKING:

Part-converted garage fitted with power, lighting and up & over door. Driveway parking for three vehicles with further unrestricted on-street parking available.

AGENTS NOTES:

Council Tax Band:

For further information regarding this property, please contact Hamilton Piers.



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All measurements are a guide only and, therefore, can be approximated in some cases. If purchasing, fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.

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