

# Washington Road, Maldon

CM9 6AR Guide Price £575,000 - £600,000

**CURTIS O'BOYLE**

Sales & Lettings





Immaculately presented and thoughtfully improved by the current owners, this exceptional detached family home is ideally situated within walking distance of Schools and Maldon High Street, set within a popular and sought-after cul-de-sac.

The property offers a stylish and contemporary living environment, with the impressive open-plan kitchen/breakfast room forming the true heart of the home. Beautifully appointed with modern units, quality finishes and integrated Neff appliances, this inviting space features bi-folding doors opening onto the rear garden, creating a seamless connection between indoor and outdoor living. The kitchen flows effortlessly into the dining area, which in turn opens into the conservatory and lounge, providing a versatile and sociable layout perfect for both everyday family life and entertaining.

A spacious and welcoming entrance hall sets the tone for the home, while a separate utility room and convenient ground floor cloakroom add further practicality.

To the first floor, the property boasts four generously sized bedrooms, including a principal bedroom with a stylish en-suite, complemented by a modern family shower room.

The home benefits from modern triple-glazed, enhancing both comfort and energy efficiency. Externally, there is a driveway providing off-road parking for two vehicles, while the private, unoverlooked rear garden has been beautifully landscaped, featuring a raised embankment to the rear which creates a colourful and attractive backdrop, offering a peaceful and secluded outdoor retreat.

**ENTRANCE HALL** Double glazed entrance door and side panels smooth ceiling, radiator, understairs cupboard, luxury vinyl flooring.

**LOUNGE** 14' 9" x 11' 9" (4.5m x 3.58m) Triple glazed window to front aspect, radiator, coved to smooth ceiling with inset downlighting, luxury vinyl flooring, open plan to:

**DINING AREA** 9' 3" x 8' 11" (2.82m x 2.72m) Triple glazed window to side aspect, coved to smooth ceiling with inset downlighting, vertical radiator, luxury vinyl flooring, open plan to conservatory and kitchen/breakfast room.

**CONSERVATORY** 9' 5" x 8' 10" (2.87m x 2.69m) Triple glazed windows to three aspect, French doors to rear garden, luxury vinyl flooring.

**KITCHEN/BREAKFAST ROOM** 17' 10" x 10' 2" (5.44m x 3.1m) Double glazed folding doors to rear garden, coved to smooth ceiling with inset downlighting, range of gloss finish fitted units and large central island with quartz worktops, built in triple Neff ovens and four ring induction hob with hood above, sink unit with mixer tap inset into worktop with fluted drainer, Quooker hot water tap, integrated dishwasher.

**UTILITY ROOM** 7' 10" x 7' (2.39m x 2.13m) Double glazed door to side aspect, sink unit with mixer tap inset into worktop, fitted base and wall units, wall mounted gas boiler concealed in cupboard, radiator, tiled floor, tiled splashbacks, extractor fan.

**WC** 4' 4" x 4' 1" (1.32m x 1.24m) Triple glazed window to side aspect, wash hand basin with mixer tap, close coupled WC, tiled floor, part tiled walls, extractor fan.

**STORE (REMAINED OF GARAGE)** 8' 6" x 7' 11" (2.59m x 2.41m) Roll up door to front aspect, power and light connected.

**FIRST FLOOR LANDING** Loft access, cupboard housing hot water cylinder.

**BEDROOM ONE** 11' 8" x 9' 9" (3.56m x 2.97m) + recess. Triple glazed window to rear aspect, radiator, wood effect laminated flooring, fitted wardrobes.

**ENSUITE** 6' 9" x 3' 11" (2.06m x 1.19m) Triple glazed window to rear aspect, heated towel rail, smooth ceiling with inset downlighting, extractor fan, tiled shower cubicle, WC with concealed cistern, wash hand basin with storage below, tiled floor and part tiled walls.

**BEDROOM TWO** 15' 3" x 7' 9" (4.65m x 2.36m) Triple glazed windows to front and rear aspects, radiator, wood effect laminated flooring.

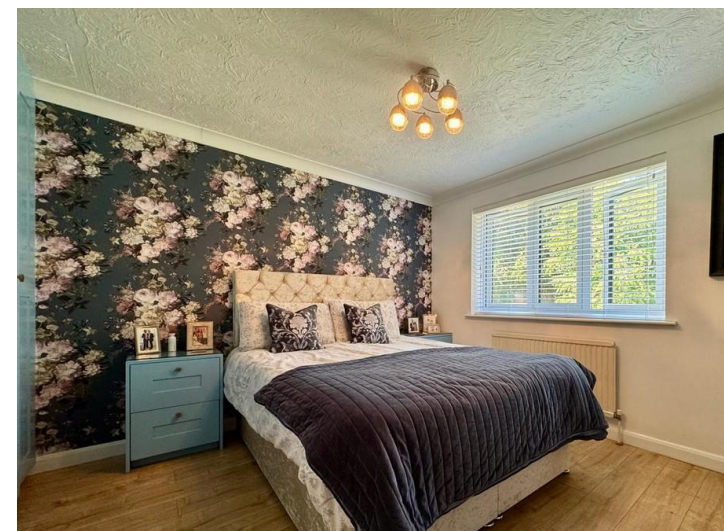
**BEDROOM THREE** 11' 9" x 8' (3.58m x 2.44m) Triple glazed window to front aspect, coved to smooth ceiling, radiator, fitted wardrobes and cupboards.

**BEDROOM FOUR** 10' 6" x 8' 3" (3.2m x 2.51m) Triple glazed window to front aspect, wood effect laminated flooring, radiator, fitted wardrobe.

**SHOWER ROOM** 6' 8" x 5' 2" (2.03m x 1.57m) Triple glazed window to side aspect, smooth ceiling with inset downlighting, extractor fan, tiled shower cubicle, wash hand basin with storage below, WC with concealed cistern, tiled floor and part tiled walls.

**REAR GARDEN** Paved patio area, laid to lawn, with flower and shrub borders, landscaped embankment to rear, panelled fencing, gated side access.

**FRONT** Driveway for two cars.



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



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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