



## Horton Close

Maldon, CM9 5QA

Freehold  
Tax Band: C

**Guide Price £415,000**



Boasting an UNOVERLOOKED & generously-sized rear garden, spacious 17' lounge and 16' kitchen/diner plus EN-SUITE to master bedroom, family bathroom and d/stairs cloakroom is this three DOUBLE bedroom property. Benefiting from plenty of POTENTIAL TO EXTEND (STPP), a GARAGE with allocated parking for two vehicles and ideally tucked away in a MEWS POSITION, just a short walk to Maldon High Street and other local shops/amenities and schools. Perfect for first time buyers!



## Horton Close, Maldon, CM9 5QA

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

### GROUND FLOOR ACCOMMODATION:

#### ENTRANCE HALL:

Secure main entry door, stairs to first floor, under stairs storage cupboard, radiator, tiled flooring.

#### CLOAKROOM:

Opaque double glazed window to front aspect, low level WC, pedestal wash hand basin, radiator and tiled flooring.

#### KITCHEN / DINER:

16'1 x 9'7 (4.90m x 2.92m)

Double glazed window to front aspect, a series of matching base and wall units, roll top work surfaces incorporating a single bowl basin with central mixer tap and drainer, built-in oven, gas hob with extractor hood over, space for fridge/freezer, washing machine, built-in dishwasher, radiator, tiled flooring.

#### LOUNGE:

17'3 x 11'0 (5.26m x 3.35m)

Double glazed windows to rear aspect, central fireplace, radiators, carpeted flooring. French doors to rear garden.

### FIRST FLOOR ACCOMMODATION:

#### LANDING:

Loft access, airing cupboard, carpeted flooring.

#### MASTER BEDROOM:

14'1 x 8'2 (4.29m x 2.49m)

Double glazed window to rear aspect, built-in wardrobes, radiator, wood flooring.

#### EN-SUITE:

Enclosed and fully tiled single shower unit, low level WC, vanity wash hand basin, heated towel rail, tiled flooring.

#### BEDROOM TWO:

10'4 x 9'7 (3.15m x 2.92m)

Double glazed window to front aspect, radiator, carpeted flooring.

#### BEDROOM THREE:

11'0 x 7'1 (3.35m x 2.16m)

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

#### FAMILY BATHROOM:

Opaque double glazed window to front aspect, panelled bath with central mixer tap and shower over, low level WC, vanity wash hand basin, heated towel rail, vinyl flooring.

#### EXTERIOR:

#### REAR GARDEN:

Unoverlooked rear garden, enclosed by fencing and comprising a patio area to property rear with remainder mainly laid to lawn, pathway to rear patio area and gated access.

#### GARAGE, DRIVEWAY & PARKING:

Single garage fitted with up & over door. Allocated parking for two vehicles.

#### AGENTS NOTES:

Council Tax Band: C

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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