



Washington Road, Maldon CM9 6BL

welcome to

Washington Road, Maldon

SPACIOUS AND CHARACTERFUL, this impressive FOUR DOUBLE BEDROOM property boasts OVER 1200 SQ FT OF ACCOMMODATION and is located in the DESIRABLE WESTERN AREA of Maldon within a short walk of WENTWORTH PRIMARY SCHOOL as well as LOCAL SHOPS, and enjoys a BEAUTIFUL 100 FT REAR GARDEN as well as GARAGE.



Entrance Porch

Entrance door to :-

Entrance Hall

Stairs rising to first floor with cupboard under, radiator, doors to :-

Cloakroom

Double glazed UPVC window to side, white suite comprising low level WC and corner basin.

Lounge Dining Room

25' 8" Plus Bay x 11' 10" Max (7.82m Plus Bay x 3.61m Max)

Double glazed UPVC bay window to front, centrepiece gas living flame fire set in cast iron fireplace with decorative surround, radiators, open to :-

Kitchen & Breakfast Room

17' 4" x 11' 5" Max (5.28m x 3.48m Max)

Double glazed UPVC windows to side and rear plus French doors opening onto the garden, modern fitted kitchen comprising sink & drainer set in roll top surfaces with tiled splashbacks and range of eye & base level units, range of built in appliances, radiator, archway to :-

Utility Room

Door to side, space for appliances and wall mounted gas boiler, door returning to entrance hall.

First Floor

Landing

Double glazed UPVC window to side, stairs rising to second floor, airing cupboard, doors to :-

Bedroom Two

18' 4" x 10' 11" (5.59m x 3.33m)

Double glazed UPVC windows to front, radiator.

Bedroom Three

12' x 9' 7" (3.66m x 2.92m)

Double glazed UPVC window to rear overlooking the garden, radiator.

Bedroom Four

11' 10" x 7' 7" (3.61m x 2.31m)

Double glazed UPVC window to rear overlooking the garden, radiator.

Bathroom

Double glazed UPVC window to side, white suite comprising panel bath with shower over, low level WC and pedestal basin, fully tiled walls, radiator.

Second Floor

Landing

Double glazed UPVC window to side, door to :-

Bedroom One

13' 6" x 10' 8" (4.11m x 3.25m)

Velux skylight windows to front and rear, restricted ceiling height, door to :-

En Suite

Double glazed UPVC window to rear, white suite comprising shower, low level WC and wall mounted basin, fully tiled walls, radiator.

Outside

Front

Block paved forecourt driveway providing off road parking retained by low brick wall, shared driveway to rear accessing garage, gated access to :-

Rear Garden

Measuring approx. 100 ft, enclosed by panel fence and predominantly laid to lawn with block paved patio seating area and range of mature flower and shrub borders, wooden shed to remain.

Garage

Oversized garage with electric roller door and door to garden.

Agents Note

As is common in houses of this age the main house roof tiles are asbestos cement. The vendors have had a detailed asbestos report carried out which is available for prospective purchasers and has rated the risk as "low".



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welcome to

Washington Road, Maldon

- Four Double Bedrooms
- Open Plan Living Space
- Spacious Kitchen Breakfast Room
- 100 FT Rear Garden
- Garage & Forecourt Drive

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: D

£500,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
MLN104720 - 0003

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