



Atkins Crescent

Maldon, CM9 6JB

Freehold
Tax Band: D

Offers In Excess Of £375,000



Boasting NO ONWARD CHAIN, a very generously-sized rear garden plus a modern 15' kitchen/diner & 16' lounge is this BEAUTIFULLY PRESENTED three bedroom SEMI-DETACHED property. Benefiting from an EN-SUITE to master bedroom, family bathroom & d/stairs cloakroom, POTENTIAL TO EXTEND (STPP) and driveway parking for two vehicles with on-street parking readily available. Ideally situated on the popular Wycke Place development, STILL UNDER NHBC WARRANTY and with convenient access to local shops/amenities, Maldon High Street, A12, Hatfield Peverel Station (mainline to London Liverpool St) and 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, Amtico flooring.

CLOAKROOM:

Opaque double glazed window to front aspect, inset WC, pedestal wash hand basin, radiator, Amtico flooring.

KITCHEN / DINER:

15'8 x 9'4 (4.78m x 2.84m)

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

LOUNGE:

16'7 x 11'7 (5.05m x 3.53m)

Double glazed windows to rear aspect, under stairs storage cupboard, radiator, carpeted flooring. French doors to rear aspect.

FIRST FLOOR ACCOMMODATION:

LANDING:

Loft access, carpeted flooring.

MASTER BEDROOM:

16'3 x 9'3 plus entry recess (4.95m x 2.82m plus entry recess)

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

EN-SUITE:

Enclosed and fully tiled double shower unit, inset WC, inset wash hand basin, heated towel rail, tiled flooring.

BEDROOM TWO:

9'3 x 9'1 plus recess (2.82m x 2.77m plus recess)

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

BEDROOM THREE:

11'8 x 5'0 plus recess (3.56m x 1.52m plus recess)

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, inset WC, inset wash hand basin, heated towel rail, tiled flooring.

EXTERIOR:

REAR GARDEN:

Generously sized rear garden, enclosed by fencing and comprising a patio area with remainder mainly laid to lawn, storage shed, gated side access.

DRIVEWAY & PARKING:

Driveway parking for two vehicles with on-street parking readily available on a free for all basis.

AGENTS NOTES:

Council Tax Band: D

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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