



**Fambridge Road, Maldon CM9 6BH**

**welcome to**

**Fambridge Road, Maldon**

\*\*\* GUIDE PRICE £600,000 - £650,000 \*\*\* SYMPATHETICALLY RENOVATED and extended with care taken to ensure PERIOD CHARACTER IS RETAINED THROUGHOUT, this 1920's detached home in the HEART OF MALDON is finished to a HIGH STANDARD with ART DECO TOUCHES and ORIGINAL FEATURES THROUGHOUT.



### **Entrance Porch**

Storm porch with decorative brick archway, original entrance door to:-

### **Entrance Hall**

Original staircase rising to first floor with cupboard under, marble tiled floor, traditional column style radiator, door to:-

### **Cloakroom**

Double glazed UPVC window to side, low level WC and vanity basin with Art Deco inspired marble tiled splashback and marble tiled floor.

### **Lounge**

14' 9" into bay x 12' 3" max ( 4.50m into bay x 3.73m max )  
Double glazed UPVC bay window to front, original 1920's Art Deco tiled fireplace with carved wooden mantelpiece, solid oak Herringbone flooring, traditional column style radiator.

### **Snug**

13' 10" x 11' 1" max ( 4.22m x 3.38m max )  
Original 1920's Art Deco tiled fireplace with carved wooden mantelpiece, solid oak Herringbone flooring, traditional column style radiator, open to :-

### **Kitchen Diner**

18' 6" x 7' 7" ( 5.64m x 2.31m )  
Double glazed UPVC window and bi-fold doors to rear opening onto the garden, with lantern style roof-light, marble tiled flooring. Bespoke solid wood fitted kitchen comprising roll top surfaces with inset Belfast sink and Herringbone marble tiled splashbacks, range of eye and base level units featuring double pantry cupboard, built in double oven, separate five ring gas hob with extractor over, integrated dishwasher, traditional column style radiator, door to:-

### **Utility Room**

9' 6" x 6' 3" ( 2.90m x 1.91m )  
Double glazed UPVC door to side passage, original 1920's fitted cabinetry plus additional solid wood fitted units housing fridge freezer and washing

machine, door returning to entrance hall.

### **First Floor Landing**

Double glazed UPVC window to side, loft access, doors to:-

### **Bedroom One**

14' 11" into bay x 10' 11" max ( 4.55m into bay x 3.33m max )

Double glazed UPVC bay window with fitted shutters to front, original 1920's art deco tiled fireplace, traditional column style radiator.

### **Bedroom Two**

12' 9" x 12' 5" max ( 3.89m x 3.78m max )  
Double glazed UPVC window to rear overlooking the garden, original 1920's Art Deco tiled fireplace, traditional column style radiator.

### **Bedroom Three**

9' 3" max x 7' 9" ( 2.82m max x 2.36m )  
Double glazed UPVC window with fitted shutters to front, fitted wardrobe with sliding mirror doors, traditional column style radiator.

### **Bathroom**

6' 5" x 6' 2" Max ( 1.96m x 1.88m Max )  
Double glazed UPVC window to rear, suite comprising cast iron bath with shower over, oversized vanity basin, marble tiled flooring and walls, chrome heated tower rail, cupboard housing Combi gas boiler.

### **Wc**

Double glazed UPVC window to side, suite comprising low level WC and wall mounted basin with marble tiled splashback, traditional column style radiator.

## **Outside**

### **Front**

Generous shingle forecourt driveway providing off road parking for several vehicles, retained by low brick wall with original paved pathway leading to the entrance porch, and mature flower and shrub border, gated side access to:-

### **Rear Garden**

West facing, enclosed by panel fence and laid too lawn with Indian stone patio seating area and raised flower and shrub beds.

### **Studio/Home Office**

14' 5" plus recess x 10' 11" ( 4.39m plus recess x 3.33m )  
Fully lined and insulated with French doors opening to the garden, Herringbone flooring with under floor heating, built in shower room, power, light and Internet connected.

### **Garage**

Up and over door, power and light connected, door to garden.



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## Fambridge Road, Maldon

- Three Double Bedrooms
- Large Studio/Home Office
- Period Features throughout
- Garage & Driveway
- Extended

Tenure: Freehold EPC Rating: C

Council Tax Band: E

guide price

**£600,000**



Please note the marker reflects the postcode not the actual property

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