



**Langford Road, Maldon CM9 4SP**

**welcome to**

**Langford Road, Maldon**

OFFERED WITH NO ONWARD CHAIN on the outskirts of Langford & Heybridge, this STUNNING MODERN FAMILY HOME boasts accommodation extending to OVER 2,200 SQ FT arranged over three floors, with GATED DRIVEWAY, as well as GENEROUS PRIVATE REAR GARDEN WITH LARGE HOME OFFICE/BAR.



## Entrance

Covered porch area, part glazed entrance door to :-

## Porch

Double glazed full height window to side, door to :-

## Entrance Hall

Oak staircase rising to first floor with under stairs storage space and further built in cupboard, doors to :-

## Lounge

18' 1" x 17' 5" ( 5.51m x 5.31m )

Bi-fold doors to rear opening onto the garden, recessed LED mood lighting, doors to :-

## Study

17' 11" x 8' 3" ( 5.46m x 2.51m )

Double glazed window to front, door to :-

## Utility Room

Door to rear opening onto the garden, space for appliances.

## Kitchen Dining Room

32' 6" x 11' 6" ( 9.91m x 3.51m )

Bi-fold doors to rear opening to the garden, contemporary fitted kitchen comprising sink and drainer set in quartz work surfaces with matching upstands and range of eye and base level units, built in dual ovens, microwave and warming drawer, integrated dishwasher, space for American style fridge freezer, built in hob with extractor over, wood burner set on quartz hearth, door to side passage.

## Bedroom Five

10' 6" x 7' 3" ( 3.20m x 2.21m )

Double glazed window to front, door to :-

## Shower Room

Modern white suite, door returning to entrance hall.

## First Floor

### Landing

Oak staircase rising to second floor, doors to :-

### Bedroom One

11' 2" x 10' 10" ( 3.40m x 3.30m )

Double glazed French doors and window to rear opening to Juliet balcony overlooking the garden, open to dressing area with fitted wardrobes, door to :-

### En Suite

Modern white suite comprising corner shower, low level WC and vanity basin, chrome heated towel rail.

### Bedroom Two

12' 2" x 11' 10" max ( 3.71m x 3.61m max )

Double glazed window to rear overlooking the garden, fitted wardrobes, door to :-

### En Suite

Double glazed window to rear, modern white suite comprising corner shower, low level WC and vanity basin, chrome heated towel rail.

### Bedroom Four

11' 2" x 8' 10" max ( 3.40m x 2.69m max )

Double glazed window to front, fitted cupboards.

### Bathroom

9' 6" x 8' 6" ( 2.90m x 2.59m )

Double glazed window to front, modern white suite comprising panel bath, low level WC and oversized vanity basin, chrome heated towel rail.

## Second Floor

### Bedroom Three

14' 5" max x 11' 10" ( 4.39m max x 3.61m )

Double glazed window to rear overlooking the garden, door to under eaves storage, further door to :-

### En Suite

Modern white suite comprising corner shower, low level WC and vanity basin, chrome heated towel rail.

## Outside

### Front

Generous forecourt driveway, set behind secure electric sliding gate, and retained by panel fence and screened by tall hedges. Gated side access leading to :-

### Rear Garden

Enclosed by panel fence with mature trees and hedges affording privacy from neighbouring properties, predominantly laid to lawn with large patio seating area retained by low brick wall. Storage shed.

### Home Office/Games Room/Bar

Generous timber and clad building with power and light connected, comprising a main office/games room, and further bar area, ideal for entertaining.



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welcome to

## Langford Road, Maldon

- Four/Five Bedrooms
- Five Bathrooms
- Three Reception Rooms
- Home Office/Games Room & Bar
- Secure Gated Driveway

Tenure: Freehold EPC Rating: C  
Council Tax Band: F

**£800,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
MLN104798 - 0003

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