



**Lambourne Grove, Maldon CM9 6XD**



**welcome to**

**Lambourne Grove, Maldon**

**\*\*GUIDE PRICE £550,000 - £600,000\*\*** A HANDSOME DETACHED HOME set in a SOUGHT AFTER CUL-DE-SAC within west Maldon, offering LIGHT AND AIRY ACCOMMODATION including EN SUITE TO MASTER BEDROOM and DOUBLE GARAGE. Offered with NO ONWARD CHAIN.



### **Entrance Porch**

Covered porch with lights, part glazed door leading to:-

### **Entrance Hall**

Radiator, doors leading to:-

### **Cloakroom**

Double glazed UPVC window to front, radiator, floating basin and low level WC.

### **Study**

10' Max x 7' Max ( 3.05m Max x 2.13m Max )  
Double glazed UPVC window to front, radiator, built in storage unit.

### **Lounge**

16' Max x 15' 5" Max ( 4.88m Max x 4.70m Max )  
Duel aspect double glazed UPVC window, radiators, gas fire place with surround, French double glazed UPVC doors leading to garden.

### **Dining Room**

11' 2" x 9' 9" Plus Recess ( 3.40m x 2.97m Plus Recess )  
Archway with beams leading from the lounge, radiator, French UPVC double glazed UPVC doors leading to the garden.

### **Kitchen**

16' 5" x 11' 3" Max ( 5.00m x 3.43m Max )  
Double glazed UPVC window to front, tiled floor, kitchen comprising of multiple base and wall units, built in appliances including Neff slide and hide oven, microwave and electric hob, full size dishwasher, one and half bowl sink inset into Quartz work surfaces, free standing American style fridge freezer.

### **Utility Room**

8' x 5' 8" ( 2.44m x 1.73m )  
Tiled floor, heated towel rail, double glazed UPVC window to front, multiple base and wall units set under Quartz worktops, in set sink, part glazed UPVC door leading to garden, built in fridge freezer, integrated and free standing washing machine.

## **First Floor**

### **Landing**

Double glazed UPVC window to side, airing cupboard, doors leading to:-

### **Bedroom One**

14' 3" Plus Recess x 9' 9" ( 4.34m Plus Recess x 2.97m )  
Double glazed UPVC window to rear, radiator, built in wardrobes, door leading to:-

### **Ensuite**

Fully tiled, three piece suite comprising of low level WC, double glazed UPVC window, radiator.

### **Bedroom Two**

11' 1" x 9' 9" ( 3.38m x 2.97m )  
Double glazed UPVC window to rear, radiator, built in storage cupboards with bedside cabinets.

### **Bedroom Three**

9' 10" Plus Recess x 10' Plus Recess ( 3.00m Plus Recess x 3.05m Plus Recess )  
Double glazed UPVC window to front, radiator.

### **Bedroom Four**

9' 8" x 6' 6" Max ( 2.95m x 1.98m Max )  
Double glazed UPVC window to front, radiator, free standing wardrobes.

### **Bathroom**

Fully tiled with down lights, double glazed UPVC window to front, heated towel rail, four piece white suite comprising of low level WC, floating basin with storage, free standing panel bath and separate enclosed shower.

## **Outside**

### **Front**

Paved driveway, mature shrubs and pots, doors leading to double garage.

### **Rear Garden**

Paved patio with wooden workshop, various seating areas, laid to lawn with mature shrubs, multiple planted beds, side access to front.

### **Garage**

17' 6" x 16' 5" ( 5.33m x 5.00m )  
Double glazed with up and over doors, power and lighting.



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welcome to

## Lambourne Grove, Maldon

- Four Bedrooms
- Utility & En Suite
- Double Garage & Driveway
- Desirable Cul-de-Sac
- No Onward Chain

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

guide price

**£550,000 - £600,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
MLN104850 - 0002

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