

Paul Mason Associates



Halston Place, Maldon, CM9 6XW
Guide price £575,000

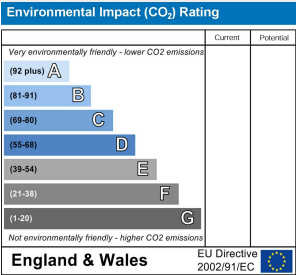
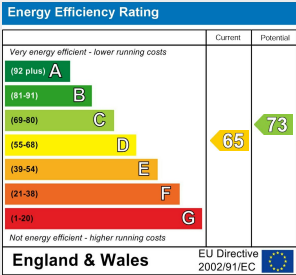
- Four/Five Bedroom Detached House
- Two/Three Reception Rooms
- Ground Floor Shower Room and First Floor Bathroom
- En-Suite To Bedroom One
- Spacious Accommodation Throughout
- Well Presented
- Rear and Side Garden
- Refitted Kitchen
- Recently Replaced Boiler and Water Tank
- EPC - D

**** GUIDE PRICE - £575,000-£600,000 **** Nestled at the end of a cul-de-sac on Halston Place, Maldon, this impressive, detached family home boasts spacious accommodation throughout that is ideal for family living or entertaining guests.

Upon entering, you are greeted by a welcoming entrance hall providing access to the sizeable lounge that provides a warm and inviting atmosphere, with a bay window to the front, patio doors to the rear and a feature fireplace. The two additional reception rooms offer versatility, allowing you to create distinct spaces for various activities, whether it be a formal dining area, play room or even a fifth bedroom with the use of the ground floor shower room. Furthermore, the property benefits from a kitchen/dining room which includes an integrated dishwasher, electric oven and gas hob. The kitchen/diner leads through to the conservatory, another convenient addition to the property.

This delightful home features four well-proportioned bedrooms to the first floor ensuring ample space for everyone, there is an en-suite to bedroom one and a first floor bathroom serving the remaining bedrooms.

Externally, to the front of the property there is off road parking for numerous vehicles, access to the double garage and to the rear garden via the side gate. The garden is mostly laid to lawn with a variety of trees and shrubs to the borders and a few paved patio seating areas, one to the front, rear and side . If you are seeking a spacious family home in a desirable area, this property is certainly worth considering.



Location

Maldon is located on the blackwater estuary in Essex and is one of the oldest recorded towns in the county boasting a wealth of charm. The high street provides an array of amenities including a variety of shops and highly rated restaurants. Within walking distance is the promenade park which provides scenic walks throughout and along the river. The town also benefits from a leisure centre, gym, schools and a hospital and is just over 10 miles to Chelmsford City and approximately 7 miles to the nearest train station in Hatfield Peverel.

ACCOMMODATION

GROUND FLOOR

Entrance Hall

4.5m x 2.9m > 1.5m (14'9" x 9'6" > 4'11")

Kitchen/Dining Room

5.9m x 2.7m (19'4" x 8'10")

Conservatory

4.2m x 2.1m (13'9" x 6'10")

Dining Room

3.0m x 3.0m (9'10" x 9'10")

Lounge

6.8m x 3.4m (22'3" x 11'1")

Play Room/Bedroom Five

4.5m x 3.0m (14'9" x 9'10")

Shower Room

2.3m x 1.5m (7'6" x 4'11")

FIRST FLOOR

Landing

Bedroom One

3.9m x 2.9m (12'9" x 9'6")

En-Suite

2.0m x 1.7m (6'6" x 5'6")

Bedroom Two

3.8m (with bay) x 3.5m (12'5" (with bay) x 11'5")

Bedroom Three

2.9m x 3.5m > 2.8m (9'6" x 11'5" > 9'2")

Bedroom Four

2.8m x 2.0m (9'2" x 6'6")

Family Bathroom

2.0m x 2.0m (6'6" x 6'6")

EXTERIOR

Rear and Side Garden

Frontage

Garage

Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas Central Heating

Local Authority - Maldon District Council

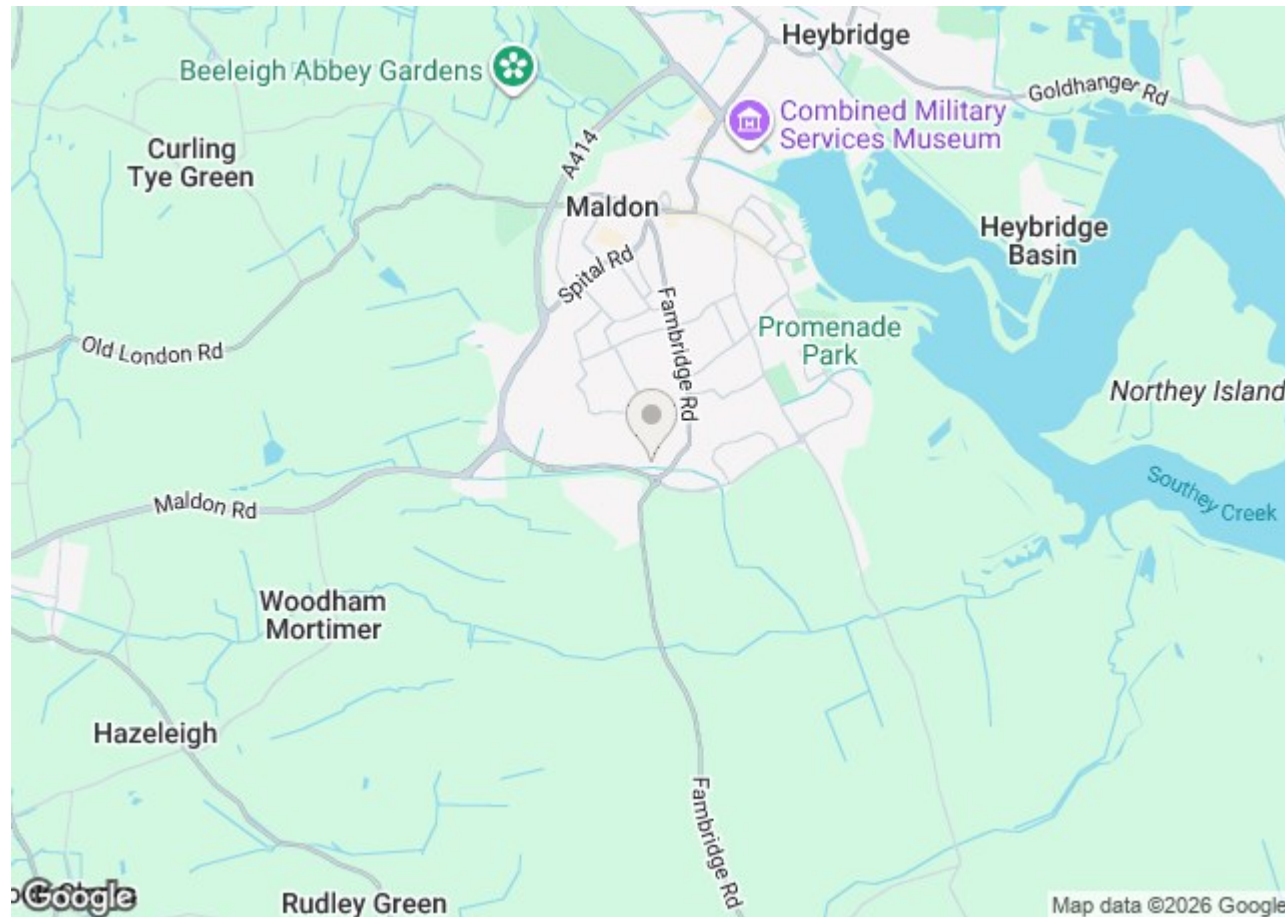
Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

Important Notices

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars

do not form part of a contract and must not be relied upon as statement or representation of fact.





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