



**St. Marys Lane, MALDON CM9 5JB**

**welcome to**

**St. Marys Lane, MALDON**

**\*\*GUIDE PRICE £375,000 - £400,000\*\*** IN THE HEART OF MALDON OVERLOOKING PROMENADE PARK, this well presented and THOUGHTFULLY RENOVATED bay fronted home occupies an ENVIABLE POSITION IN MALDON TOWN CENTRE within a short walk of the QUAYSIDE AND HIGH STREET, and enjoys a WEALTH OF CHARACTER AND CHARM.



## **Porch**

Entrance porch with decorative archway, part glazed door to :-

## **Entrance Hall**

Stairs rising to first floor, radiator, doors to :-

## **Lounge Dining Room**

26' 7" x 11' 9" max ( 8.10m x 3.58m max )

Double glazed feature bay window to front and French doors to rear opening onto the garden, centrepiece fireplace housing wood burner, radiators.

## **Kitchen**

11' x 9' 10" ( 3.35m x 3.00m )

Double glazed UPVC window to side, modern fitted kitchen comprising one and a half bowl sink and drainer set in wood effect work surfaces with tiled splashbacks and range of eye and base level units incorporating double oven and gas hob with extractor over, space for further appliances, open to :-

## **Utility Room**

7' 10" x 5' 5" ( 2.39m x 1.65m )

Double glazed window to side, French doors to rear opening to the garden, wood effect work surface with eye and base level units and space for appliances, door to :-

## **Shower Room**

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

## **First Floor**

### **Landing**

Doors to :-

### **Bedroom One**

15' 7" x 14' 3" max ( 4.75m x 4.34m max )

Double glazed feature bay window to front overlooking the Secret Garden at Promenade Park, centrepiece fireplace, radiator.

### **Bedroom Two**

11' 10" x 9' 11" max ( 3.61m x 3.02m max )

Double glazed window to rear overlooking the garden, radiator.

### **Bathroom**

11' x 9' 11" max ( 3.35m x 3.02m max )

Double glazed window to side overlooking the garden, heritage style suite comprising free-standing roll-top claw-foot bath, low level WC and pedestal basin, decorate centrepiece fireplace, built in cupboard.

## **Outside**

### **Front**

Block paved and retained by iron railings, gated side access to :-

### **Rear Garden**

Enclosed by panel fence, laid to lawn with mature shrub borders and block paved patio seating areas, wooden shed to remain.,



**view this property online** [williamhbrown.co.uk/Property/MLN104846](http://williamhbrown.co.uk/Property/MLN104846)



welcome to

## St. Marys Lane, MALDON

- Generous Garden
- Overlooking Parkland
- Thoughtfully Modernised
- Generous 15'7" Master Bedroom
- Heritage Style Bathroom

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

guide price

**£375,000 - £400,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/MLN104846](http://williamhbrown.co.uk/Property/MLN104846)



Property Ref:  
MLN104846 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01621 874837**



[Maldon@williamhbrown.co.uk](mailto:Maldon@williamhbrown.co.uk)



3 High Street, West Square, MALDON, Essex,  
CM9 5PB



[williamhbrown.co.uk](http://williamhbrown.co.uk)