

The Downs, Maldon

CM9 5HR

CURTIS O'BOYLE

Sales & Lettings





The Downs, Maldon, CM9 5HR £795,000

Rarely available, situated in an enviable location in the centre of Maldon on a plot just over a quarter of an acre overlooking the Chelmer & Blackwater Estuary. A three/ four bedroom detached chalet style house offered with no onward chain.

ENTRANCE HALL Obscure double glazed entrance door and window to front aspect, vaulted ceiling with stairs to first floor, textured and coved ceiling radiator.

LOUNGE 15' 5" x 11' 11" (4.7m x 3.63m) + 11' 11" x 8' 11" (3.63m x 2.72m) Two double glazed windows to rear aspect, double glazed French doors to side aspect, two radiators, textured and coved ceiling.

KITCHEN/BREAKFAST ROOM 15' 4" x 11' 11" (4.67m x 3.63m) Two double glazed windows to rear aspect, double glazed door to rear porch, textured and coved ceiling, range of fitted base and wall units, one and a quarter bowl stainless steel sink unit with mixer tap inset into worktops, built in electric oven and five ring gas hob with hood above, integrated dishwasher and fridge, cellar hatch in floor.

DINING ROOM 11' 9" x 10' 5" (3.58m x 3.18m) Double glazed window to front aspect, textured and coved ceiling, radiator.

STUDY/BEDROOM FOUR 11' 10" x 11' 5" (3.61m x 3.48m) Double glazed bay window to front aspect with window seat, double glazed window to side aspect, radiator.

SHOWER ROOM 10' 4" x 4' 6" (3.15m x 1.37m) Obscure double glazed window to side aspect, radiator, shower cubical, close coupled WC, pedestal wash hand basin, textured and coved ceiling, extractor fan.

FIRST FLOOR LANDING Double glazed window to front aspect, double glazed skylight window, airing cupboard, eaves storage access, radiator.

BEDROOM ONE 14' 3" x 12' (4.34m x 3.66m) plus recess. Double glazed window to rear aspect,

double glazed French doors to side aspect, textured ceiling, fitted wardrobes, door to bathroom.

BATHROOM 10' 11" x 5' 9" (3.33m x 1.75m) Double glazed skylight window to rear aspect, radiator, textured ceiling, extractor fan, panelled bath with mixer tap and shower attachment, close coupled WC, vanity wash hand basin, tiled splashbacks, door to landing.

BEDROOM TWO 12' 2" x 9' 5" (3.71m x 2.87m) Double glazed French doors to front aspect, radiator, smooth ceiling, loft access, step down to dressing area.

DRESSING AREA 6' 10" x 5' 10" (2.08m x 1.78m) Double glazed window to rear aspect, radiator, door to ensuite.

ENSUITE 5' 9" x 5' (1.75m x 1.52m) Corner shower cubical, corner close coupled WC, pedestal wash hand basin, radiator, electric shaver point.

BEDROOM THREE 10' 10" x 8' 8" (3.3m x 2.64m) plus recess. Double glazed window to rear aspect, radiator, fitted wardrobe.

GARAGE ONE 20' 5" x 8' 10" (6.22m x 2.69m) Up and over door to front aspect, window to rear aspect, power and light, door to entrance hall.

GARAGE TWO 20' 5" x 9' 9" (6.22m x 2.97m) Up and over door to front aspect, power and light.

OUTSIDE 0.27 Acre Plot The property sit on a triangular shape plot with the majority of the garden off to the rear and side. paved patio area on two levels, some garden laid to lawn, two timber sheds, hedging to boundary. gated rear access, side access, front driveway for 5/6 cars.



To view this property call Curtis O' Boyle Estate Agents on **01621 855558**



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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18 High Street Maldon, , Essex, CM9 5PJ

Tel: 01621 855558

Email: maldon@curtisoboyale.co.uk

www.curtisoboyale.co.uk

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