



St. Peters Avenue, Maldon  
CM9 6EN

**CURTIS O'BOYLE**

Sales & Lettings



# St. Peters Avenue, Maldon

CM9 6EN

£375,000

Offered with no onward chain an extended semi detached bungalow convenient situated for the town centre. Accommodation includes a lounge, fitted kitchen, dining area, two double bedrooms, large ensuite and family bathroom. Driveway and rear garden.

**ENTRANCE HALL** Obscure double glazed entrance door, radiator, wood effect laminated flooring, coved to smooth ceiling.

**LOUNGE** 17' 1" x 11' 11" (5.21m x 3.63m) max. Double glazed window to front aspect, radiator, coved to smooth.

**BEDROOM** 11' 11" x 8' 7" (3.63m x 2.62m) Double glazed window to front aspect, radiator, coved to smooth ceiling.

**BATHROOM** 5' 11" x 5' 11" (1.8m x 1.8m) Obscure double glazed window to side aspect, radiator, smooth ceiling, panelled bath with mixer tap and shower attachment and electric shower over, close coupled WC, pedestal wash hand basin, aqua board splashbacks.

**KITCHEN** 18' 3" x 8' 4" (5.56m x 2.54m) Double glazed window to side aspect, coved to smooth ceiling, radiator, range of fitted base and wall units, built in electric oven and four ring gas hob with hood above, space for washing machine, wood effect laminated flooring, one and a quarter bowl ceramic sink unit with mixer tap inset into work tops, open plan to dining area.

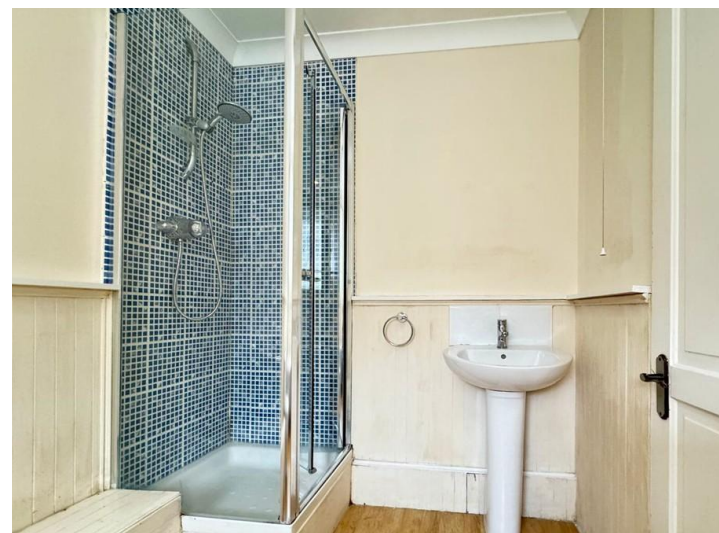
**DINING AREA** 11' 10" x 10' 2" (3.61m x 3.1m) Double glazed sliding patio door to rear garden, radiator, coved to smooth ceiling with inset downlighters, wood effect laminated flooring.

**BEDROOM** 17' 11" x 8' 2" (5.46m x 2.49m) Double glazed window to rear aspect, radiator, coved to smooth ceiling with inset downlighters, wood effect laminated flooring, door to ensuite.

**ENSUITE** 10' 3" x 6' 2" (3.12m x 1.88m) Obscure double glazed window to rear aspect, heated towel rail, coved to smooth ceiling with inset downlighters, roll top bath, close coupled WC, pedestal wash hand basin, tiled shower cubical, wood effect laminated flooring.

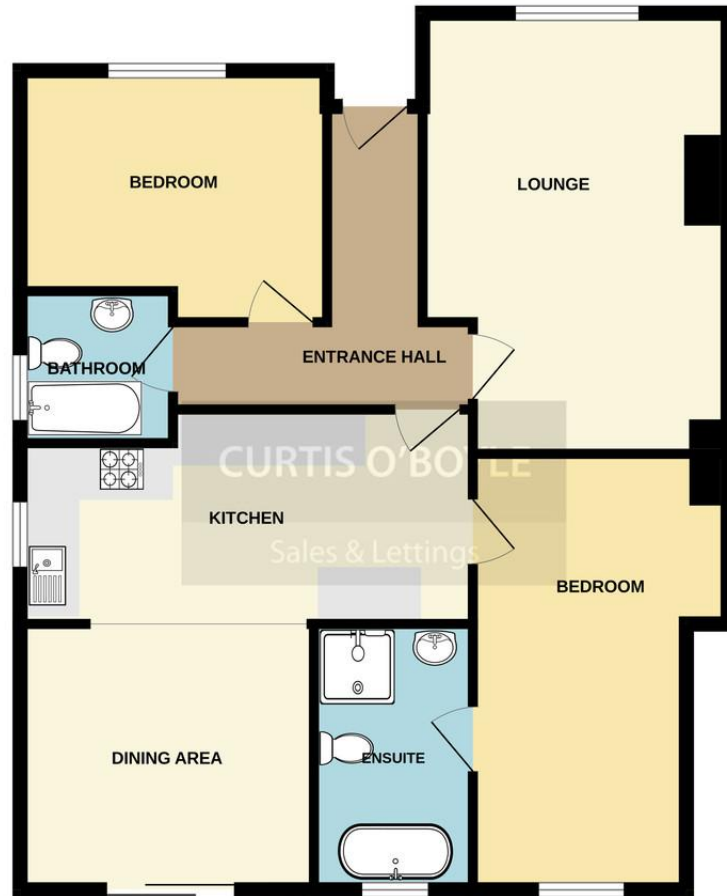
**REAR GARDEN** 41' x 36' (12.5m x 11m) approx. Paved patio area, steps up to lawned area, timber shed, panelled fencing, gated side access.

**FRONT GARDEN** Driveway, raised flower beds.



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

GROUND FLOOR  
866 sq.ft. (80.5 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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