

London Road, Maldon  
CM9 6HD

**CURTIS O'BOYLE**

Sales & Lettings





# London Road, Maldon

CM9 6HD

£825,000

Detached timber framed Grade II Listed Cottage dating back to circa 17th century situated in a prominent Town centre location.

**ENTRANCE LOBBY** Timber entrance door, two obscure glazed windows to front aspect, radiator, multipaned glazed door to entrance hall

**ENTRANCE HALL** Built in cupboard, under stairs cupboard, stairs to first floor, exposed beams, radiator.

**LOUNGE** 22' 10" x 12' 4" (6.96m x 3.76m)  
Secondary glazed sash window to front aspect, double glazed sliding patio door to garden room, two radiators, feature fireplace, exposed beams, built in cupboard.

**GARDEN ROOM** 13' 9" x 11' 5" (4.19m x 3.48m)  
Double glazed to three aspects, double glazed French doors to rear garden, tiled floor.

**DINING ROOM** 15' 4" x 11' 5" (4.67m x 3.48m)  
Secondary glazed sash window to front aspect, two radiators, exposed beams, door to kitchen.

**KITCHEN/BREAKFAST ROOM** 15' 6" x 9' 5" (4.72m x 2.87m)  
Double glazed window to rear aspect, double glazed French doors to rear garden, radiator, range of fitted base and wall units, stainless steel sink unit with mixer tap inset into work tops. built in electric oven and four ring hob, integrated fridge, tiled splash backs.

**UTILITY ROOM** 11' 5" x 9' 3" (3.48m x 2.82m)  
Max. Glazed door to rear garden, window to rear aspect, radiator, fitted cupboards, wall mounted gas boiler, door to garage.

**WC** White close coupled WC and pedestal wash hand basin, radiator

**FIRST FLOOR LANDING** Two windows to rear aspect, exposed beams, radiator, airing cupboard.

**BEDROOM ONE** 16' 6" x 12' 7" (5.03m x 3.84m)  
Windows to rear and side aspects, radiator, fitted wardrobes.

**BEDROOM TWO** 14' 11" x 12' 5" (4.55m x 3.78m)  
Windows to front and side aspects, radiator, fitted wardrobes.

**BEDROOM THREE** 11' 7" x 7' 4" (3.53m x 2.24m)  
Window to front aspect, radiator, fitted wardrobes.

**BATHROOM** Window to front aspect, radiator, panelled bath with mixer tap and shower attachment, close couple WC, pedestal wash hand basin.

**WC** Skylight window to front aspect, radiator, close couple WC, pedestal wash hand basin.

**GARAGE** 17' 2" x 9' 3" (5.23m x 2.82m) Electric up and over door to front aspect, power and light connected, door to utility room.

**REAR GARDEN** 70' (21m) Approx in length. Commences with a paved patio area, steps through a shaped lawn area, flower and shrub borders, two timber sheds. brick wall to boundary.

**FRONT GARDEN** Twin driveway, carport.



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

GROUND FLOOR  
1106 sq.ft. (102.8 sq.m.) approx.



1ST FLOOR  
757 sq.ft. (70.3 sq.m.) approx.



TOTAL FLOOR AREA: 1863 sq.ft. (173.1 sq.m.) approx.  
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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