



36 Repertor Drive, Maldon , CM9 6FQ
 Price £465,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

OFFERED FOR SALE WITH NO ONWARD CHAIN! An opportunity has arisen to purchase this MODERN WELL PRESENTED THREE BEDROOM DETACHED family home. Hosting a wealth of fine features and situated within this sought after turning on the popular Lightermans Place development just a stones throw from Maldon's picturesque Promenade Park. Featuring accommodation comprising of en-suite facilities serving the master bedroom, family bathroom plus ground floor cloakroom/w.c. Also to the ground floor the property boasts lounge plus separate dining room with the addition of an impressive conservatory to the rear overlooking the rear garden. Externally the property also affords driveway providing off road parking plus garage. Energy Efficiency Rating B. Council Tax Band D.

Bedroom 1 10'3 x 9' (3.12m x 2.74m)

Double glazed window to front & side, radiator, walk in wardrobe with light connected, door to:

En-Suite

Ladder towel radiator, low level w.c, wash hand basin with mixer tap, shaver point, tiled shower cubicle with wall mounted shower unit, inset lighting to ceiling, extractor fan.

Bedroom 2 11'5 x 8'3 (3.48m x 2.51m)

Double glazed window to front, radiator.

Bedroom 3 9'3 x 6'6 (2.82m x 1.98m)

Double glazed window to side, radiator.

Bathroom

Obscure double glazed window to front, ladder towel radiator, bathroom suite comprising of low level w.c, wash hand basin with mixer tap, panelled bath with mixer tap and shower attachment.

Landing

Access to loft space, airing cupboard housing boiler, stairs down to:

Entrance Hall

Entrance door to front, radiator, under stairs storage cupboard, doors to:

Cloakroom/W.C

Low level w.c, wash hand basin with mixer tap, radiator, extractor fan

Lounge 15'5 x 11'9 (4.70m x 3.58m)

A wonderful dual aspect room with double glazed bay window to side, double glazed window to front, radiator.

Dining Room 12'1 x 9'3 (3.68m x 2.82m)

This open plan area provides a wonderful entertaining space opening to the Conservatory, radiator, stairs rising to first floor.

Kitchen 8'5 x 7'4 (2.57m x 2.24m)

Double glazed window to front, inset lighting to ceiling, built in fridge/freezer, built in oven, four ring hob, extractor hood, sink unit with mixer tap, range of fitted base and wall mounted units.

Conservatory 10'7 x 7'1 (3.23m x 2.16m)

French doors to rear to garden.

Rear Garden

Commencing with patio area, outside tap, access to front via gate, flower and shrub beds, remainder laid to lawn.

Driveway

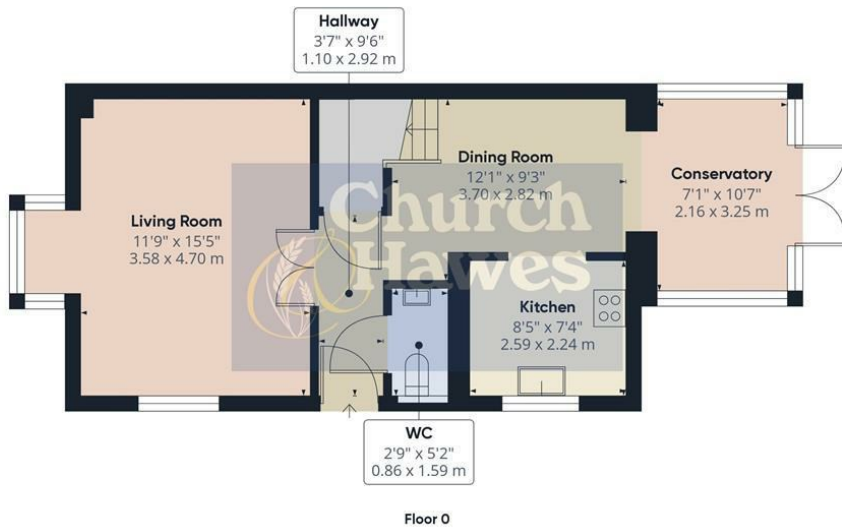
Providing off road parking leading to:

Garage

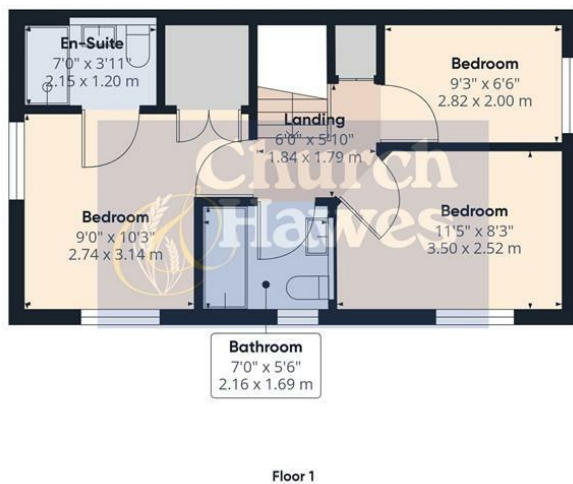
Up and over door.

Agents Note

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.



Approximate total area[®]
 894.7 ft²
 83.12 m²



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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