

Paul Mason Associates

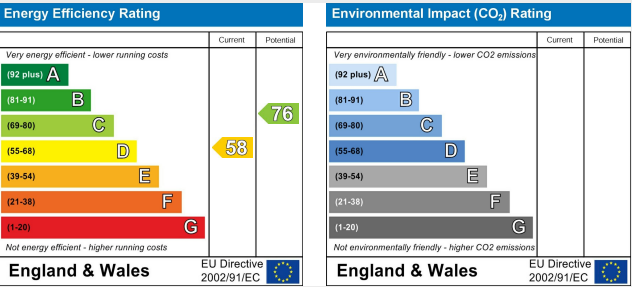


Cross Road, Maldon, Essex, CM9 5EE

Guide price £500,000



- Spacious Accommodation Throughout
- Modern Contemporary Kitchen & Bathroom
- Potential for Annex Accommodation
- Lounge/Dining Room
- Six Bedrooms
- Cloakroom
- Large Out Building
- Secluded Rear Garden
- Carport & Driveway
- EPC - TBC



**\*\*GUIDE PRICE £500,000 - £520,000\*\*** This well presented extended six bedroom house is located in the heart of Maldon, one of the oldest recorded towns in Essex with the high street on your doorstep, there are plenty of local amenities within walking distance including Promenade Park providing lovely walks along the Blackwater Estuary, leisure centre, gym, numerous highly rated restaurants, public houses, shops, parks and medical centres to name a few.

The property offers versatile family accommodation with Annex potential. The accommodation comprising of an entrance porch, generous lounge/dining room, recently re-fitted kitchen, lobby, re-fitted family bathroom, fitted shower room and three double bedrooms. To the first floor the landing provides access to three bedrooms and a W/C. Externally the property is set back from the road with a low maintenance rear garden & courtyard seating area with additional parking area. The property benefits from parking to the front. Viewings come highly recommended to fully appreciate the property on offer.



## GROUND FLOOR

### Entrance Porch

### Lounge/Diner

7.5 x 3.5 (24'7" x 11'5")

### Kitchen

5 x 2.5 (16'4" x 8'2")

### Rear Hallway

### Family Bathroom

2.7 x 1.8 (8'10" x 5'10")

### Bedroom Six

2.9 x 2 (9'6" x 6'6")

### Rear Lobby

### Bedroom Four

4.3 x 3.3 (14'1" x 10'9")

### Bedroom Five

4.2 x 2.8 (13'9" x 9'2")

### Shower Room

## FIRST FLOOR

### Landing

### Bedroom One

4 x 3 (13'1" x 9'10")

### Bedroom Two

3.3 x 2.8 (10'9" x 9'2")

### Bedroom Three

3.1 x 2.2 (10'2" x 7'2")

### Cloakroom

## EXTERIOR

### Front

### Rear Garden

### Outbuilding

7.2 x 3.9 (23'7" x 12'9")

### Car Port

### Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas central Heating

Local Authority - Maldon District

Council

### Viewings

Strictly by appointment only  
through the selling agent Paul  
Mason Associates 01245  
382555.

### Important Notices

We wish to inform all  
prospective purchasers that we  
have prepared these particulars  
including text, photographs and  
measurements as a general  
guide. Room sizes should not be  
relied upon for carpets and  
furnishings. We have not  
carried out a survey or tested  
the services, appliances and  
specific fittings. These  
particulars do not form part of a  
contract and must not be relied  
upon as statement or  
representation of fact.

Should you be successful in  
having an offer accepted on a  
property through ourselves, then  
there is an administration  
charge of £25 inc. VAT per  
person (non-refundable) to  
complete our Anti Money  
Laundering Identity checks.





**Paul Mason** Associates

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Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP







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