

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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>			
	76		
	53		
<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>			
<p>EU Directive 2002/91/EC</p> <p>England &amp; Wales</p>		<p>EU Directive 2002/91/EC</p> <p>England &amp; Wales</p>	



## 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.



Paul Mason Associates

35 The Street  
Latchingdon  
Chelmsford  
Essex  
CM3 6JP  
T: 01621 742 310

Bruce House  
17 The Street  
Hatfield Peverel  
Chelmsford  
CM3 2DP  
T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: info@paulmasonassociates.co.uk www.paulmasonassociates.co.uk

Paul Mason Associates Limited Registered in England Number - 6767946  
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP





Paul Mason Associates

35 The Street  
Latchingdon  
Chelmsford  
Essex  
CM3 6JP

T: 01621 742 310

Bruce House  
17 The Street  
Hatfield Peverel  
Chelmsford  
CM3 2DP

T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: info@paulmasonassociates.co.uk www.paulmasonassociates.co.uk

Paul Mason Associates Limited Registered in England Number - 6767946  
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP

