



**Fambridge Road, Maldon CM9 6BJ**



**welcome to**

**Fambridge Road, Maldon**

CHARACTER AND SPACE. This well presented bay fronted home is situated on the POPULAR FAMBRIDGE ROAD offering convenient access into MALDON TOWN CENTRE as well as a number of LOCAL SCHOOLS and Maldon's famed PROMENADE PARK, and boasts a SPACIOUS MODERN KITCHEN EXTENSION and LOFT ROOM.



### **Entrance Porch**

Storm porch with brick archway, part glazed door to:-

### **Entrance Hall**

Irregular Shaped Room x ( x )  
Double glazed UPVC window to front, stairs rising to first floor, radiator, doors to:-

### **Cloakroom**

Window to side, white suite comprising of low level WC and wall mounted basin.

### **Lounge**

11' 10" Plus Bay x 9' 11" ( 3.61m Plus Bay x 3.02m )  
Double glazed box bay window to front, radiator, open to:-

### **Dining Room**

12' 4" x 9' 9" Max ( 3.76m x 2.97m Max )  
Centrepiece fire place housing wood burner, radiator, open to:-

### **Kitchen**

14' 2" x 12' 5" ( 4.32m x 3.78m )  
Double glazed UPVC window and French doors to rear opening to the garden, further door to side opening to side passage, contemporary fitted kitchen comprising of one and half bowl sink set in stone work tops with matching upstands and range of eye and base level units, integrated fridge, freezer, dishwasher and oven with induction hob and extractor over, radiator, open to:-

### **Utility Room**

6' 3" x 5' 7" ( 1.91m x 1.70m )  
Double glazed UPVC window to side, stone work tops with eye and base level units and space for appliances.

## **First Floor**

### **Landing**

Double glazed UPVC window to side, airing cupboard, radiator, door to staircase rising to second floor, doors to:

### **Bedroom One**

16' 2" x 7' 5" Plus Recess ( 4.93m x 2.26m Plus Recess )  
Double glazed UPVC window to rear overlooking the garden, built in wardrobe, radiator.

### **Bedroom Two**

11' 10" x 9' 6" ( 3.61m x 2.90m )  
Double glazed UPVC window to front, radiator.

### **Dressing Room**

9' 7" Max x 7' 11" ( 2.92m Max x 2.41m )  
Stairs to second floor leading to bedroom.

### **Bedroom Four**

9' x 5' 11" Max ( 2.74m x 1.80m Max )  
Double glazed UPVC window to front.

### **Bathroom**

10' 10" x 6' 4" Max ( 3.30m x 1.93m Max )  
Double glazed UPVC window to rear, four piece suite comprising of panel bath, separate double shower, low level WC and pedestal basin, heated towel rail.

## **Second Floor**

### **Bedroom Three**

15' 8" Max x 9' 3" ( 4.78m Max x 2.82m )  
Velux skylight windows to rear, under eaves storage cupboards.

### **Outside**

#### **Front**

Block paved forecourt driveway providing off road parking for several vehicles, bordered by mature shrubs, gated side access to:-

#### **Rear Garden**

Enclosed by panel fence, laid to lawn with shingle seating area and range of mature shrubs and trees.



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## Fambridge Road, Maldon

- Four Bedrooms plus Dressing Room
- Two Reception Rooms
- Modern Kitchen & Utility Room
- Forecourt Driveway
- Generous Garden

Tenure: Freehold EPC Rating: D

Council Tax Band: C

# £440,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MLN104547 - 0011

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