



Lancaster Avenue, MALDON CM9 6FY



welcome to

Lancaster Avenue, MALDON

Situated on THE POPULAR HANDLEY GARDENS DEVELOPMENT, offering convenient access to LOCAL SHOPS & LIMEBROOK PRIMARY SCHOOL/NURSERY is this semi-detached home offering BEAUTIFULLY PRESENTED ACCOMMODATION as well as LARGE SOUTH FACING GARDEN and DRIVEWAY FOR SEVERAL CARS.



Entrance

Part glazed door to :-

Entrance Hall

Stairs rising to first floor, radiator, open to kitchen, doors to :-

Cloakroom

Double glazed UPVC window to front, contemporary suite comprising low level WC and pedestal basin, radiator.

Lounge Diner

15' 5" x 13' 3" max (4.70m x 4.04m max)

Double glazed UPVC French doors to rear opening onto the garden, under stairs storage cupboard, radiator.

Kitchen

9' 11" x 6' 2" (3.02m x 1.88m)

Double glazed UPVC window to front, contemporary fitted kitchen comprising one and a half bowl sink & drainer set in wood effect work surfaces with matching upstands and range of eye and base level units, range of integrated appliances.

First Floor**Landing**

Loft access, radiator, doors to :-

Bedroom One

10' 11" x 10' 2" (3.33m x 3.10m)

Double glazed UPVC window to rear overlooking the garden, fitted wardrobes, radiator.

Bedroom Two

13' 3" x 8' 5" max (4.04m x 2.57m max)

Double glazed UPVC windows to front, built in storage cupboard, radiator.

Bathroom

Contemporary suite comprising panel bath with shower over, low level WC and wall mounted basin, chrome heated towel rail.

Outside**Front**

Retained by hedges with attractive blossom tree. Block paved driveway providing off road parking for several vehicles, gated side access to :-

Rear Garden

South facing and extending to approx. 50 ft, enclosed by panel fence and predominantly laid to lawn with mature shrub borders and large patio seating area.

Agents Note

An annual service charge of £322 applies to this property and is payable for upkeep of the communal areas of the development.



view this property online williamhbrown.co.uk/Property/MLN104779



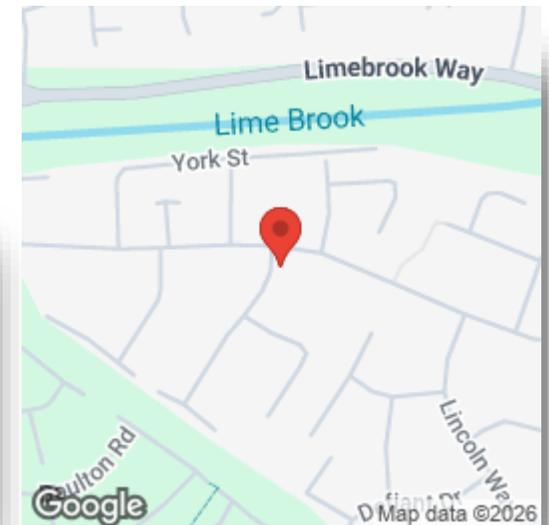
welcome to

Lancaster Avenue, MALDON

- Two Double Bedrooms
- Large South Facing Garden
- Remainder NHBC
- Driveway for Two Vehicles
- Beautifully Presented Throughout

Tenure: Freehold EPC Rating: B
Council Tax Band: C

£350,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/MLN104779](https://www.williamhbrown.co.uk/Property/MLN104779)



Property Ref:
MLN104779 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01621 874837



Maldon@williamhbrown.co.uk



3 High Street, West Square, MALDON, Essex,
CM9 5PB



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)