



- 4 Double Bedrooms
- Extended
- Garage
- 2 Reception Rooms
- Ground Floor Shower Room
- 200 Foot Unoverlooked Plot
- Family Bathroom
- Ground Floor Cloakroom
- Large Lounge With Log Burner

92 Maldon Road, Witham, Essex. CM8 1HS.

Guide price £425,000 - £450,000 Occupying a fabulous plot which backs onto the Witham river walks and also measures in excess of 200ft in length, is this well established and deceptively spacious four DOUBLE bedroom semi detached house, situated on the frequently requested Maldon Road. Dating back to the early 1950s, the current owners of this impressive property have added a double storey extension to both the front and the rear of the house, creating this incredibly spacious and versatile family home. The ground floor accommodation is vast and some highlights include; entrance hall, cloakroom, shower room, 26' living room with feature multi fuel burning stove, an additional reception room and a 22' kitchen & Breakfast room. To the first floor you will find four well appointed double bedrooms and the family bathroom. Outside, there is a beautifully maintained rear garden, single garage and a large driveway which offers off road parking for multiple vehicles. New to the market, an early internal inspection is strongly advised.....



Property Details.

Ground floor

Inner lobby

Part glazed door to front, textured and coved ceiling, wood flooring, door to

Cloakroom

Ornate double glazed window to front, LLWC, wall mounted wash hand basin, part tiles walls, textured and coved ceiling

Hallway

Double glazed window to side, smooth and coved ceiling, under stairs storage cupboard, radiator, stairs rising to first floor, LVT flooring, door to

Dining Room



12' 9" x 10' 0" (3.89m x 3.05m)

Double glazed bow window to front, smooth and coved ceiling, radiator, wood laminate flooring, inset fireplace

Lounge



26' 7" x 12' 9" > 12' 3" (8.10m x 3.89m)

Double glazed Bi-folding doors to rear, smooth and coved ceiling, multi fuel burner fireplace, two radiators

Kitchen/Breakfast



20' 2" x 8' 9" (6.15m x 2.67m)

Two Double glazed windows to side, double glazed door to side, smooth ceiling, fitted with a range of white satin handleless wall and end base units with solid oak work surfaces over with inset ceramic sink with mixer tap and matching oak upstand, integrated microwave and fridge/freezer, space for washing machine, dishwasher and range style cooker, door to pantry, LVT flooring

Shower room

8' 8" x 4' 0" (2.64m x 1.22m)

Double glazed window to rear, smooth ceiling, double shower cubicle with wall mounted electric shower, low level WC, pedestal wash hand basin, tiled walls, heated towel rail

First floor

Landing

Two double glazed windows to side, smooth ceiling, left hatch (the left is partly boarded to area which are accessible, wall mounted combi boiler)

Uniform cupboard

2' 3" x 5' 10" (0.69m x 1.78m)

Double glazed window to side, smooth ceiling, wall mounted consumer unit

Bedroom One



11' 11" x 11' 9" (3.63m x 3.58m)

Double glazed window to rear, smooth ceiling, radiator built in wardrobes to one wall

Property Details.

Bedroom Two



10' 11" x 10' 9" (3.33m x 3.28m)
Double glazed window to front, smooth and coved ceiling, radiator, built in wardrobes

Bedroom Three



9' 0" x 13' 7" (2.74m x 4.14m)
Double glazed window to rear, smooth and coved ceiling, radiator

Bedroom Four



9' 9" x 8' 9" (2.97m x 2.67m)
Double glazed window to front, smooth and coved ceiling, radiator, built in cupboard

Bathroom



Double glazed obscured window to side, smooth ceiling with inset spotlights, heated towel rail, panelled bath with shower attachment, vanity wash hand basin, push button WC tile effect laminate flooring

outside

Front



To the front there is driveway parking for multiple vehicles leading to garage with up and over door power and light connected, lawned area, flower and shrub borders, gate providing side access.

Rear



The rear garden measures in excess of 140 feet, commences with decking and patio areas, the remainder being laid to lawn with mature flower and shrub borders, Summer house, the far end of the garden is currently being used as vegetable patch with a green house and shed to remain, gate providing access to the river walk, outside hot and cold tap to the side with a further tap to the rear.

agents note

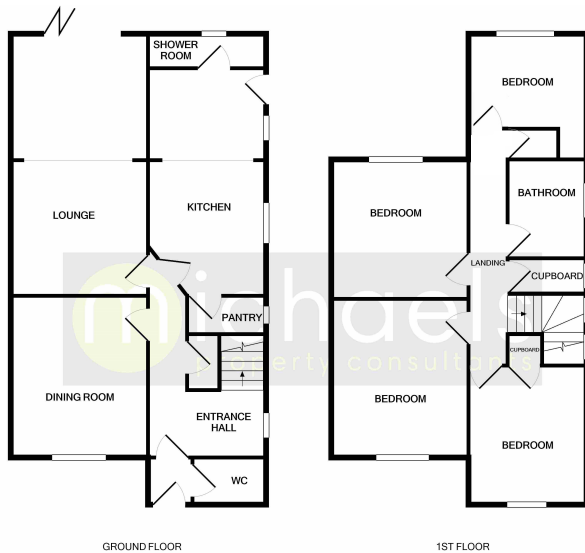
Section 21 of the estate agency act 1979 applies in this instance as the seller is associated with Michael Property Consultants

planning notice

The current owners of the property had planning consent granted to build a double garage and workshop to the side of the property which has since expired.

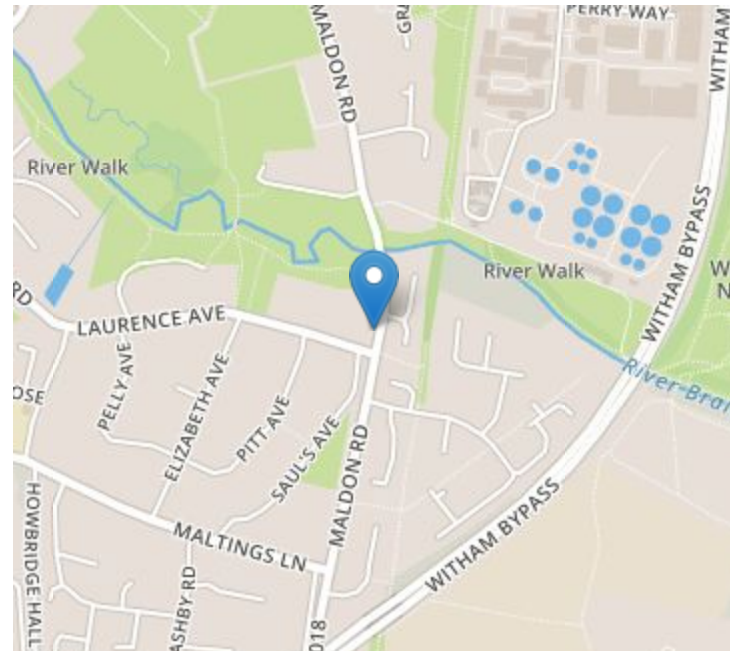
Property Details.

Floorplans

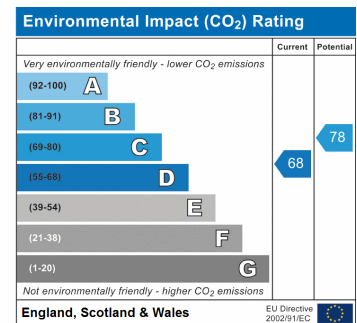
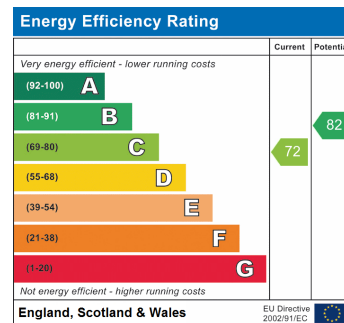


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Location



Energy Ratings



We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.