holden
Estate Agents

Tintagel Way, Maldon, Essex £625,000

- Highly sought after location
- Three Reception Rooms
- Impressive open plan kitchen/family room
- En suite to master
- Generous secluded rear garden
- Quiet Cul De Sac location
- Double garage and driveway parking
- Executive detached family home
- Energy efficiency rating D.

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The Property Ombudsman SALES

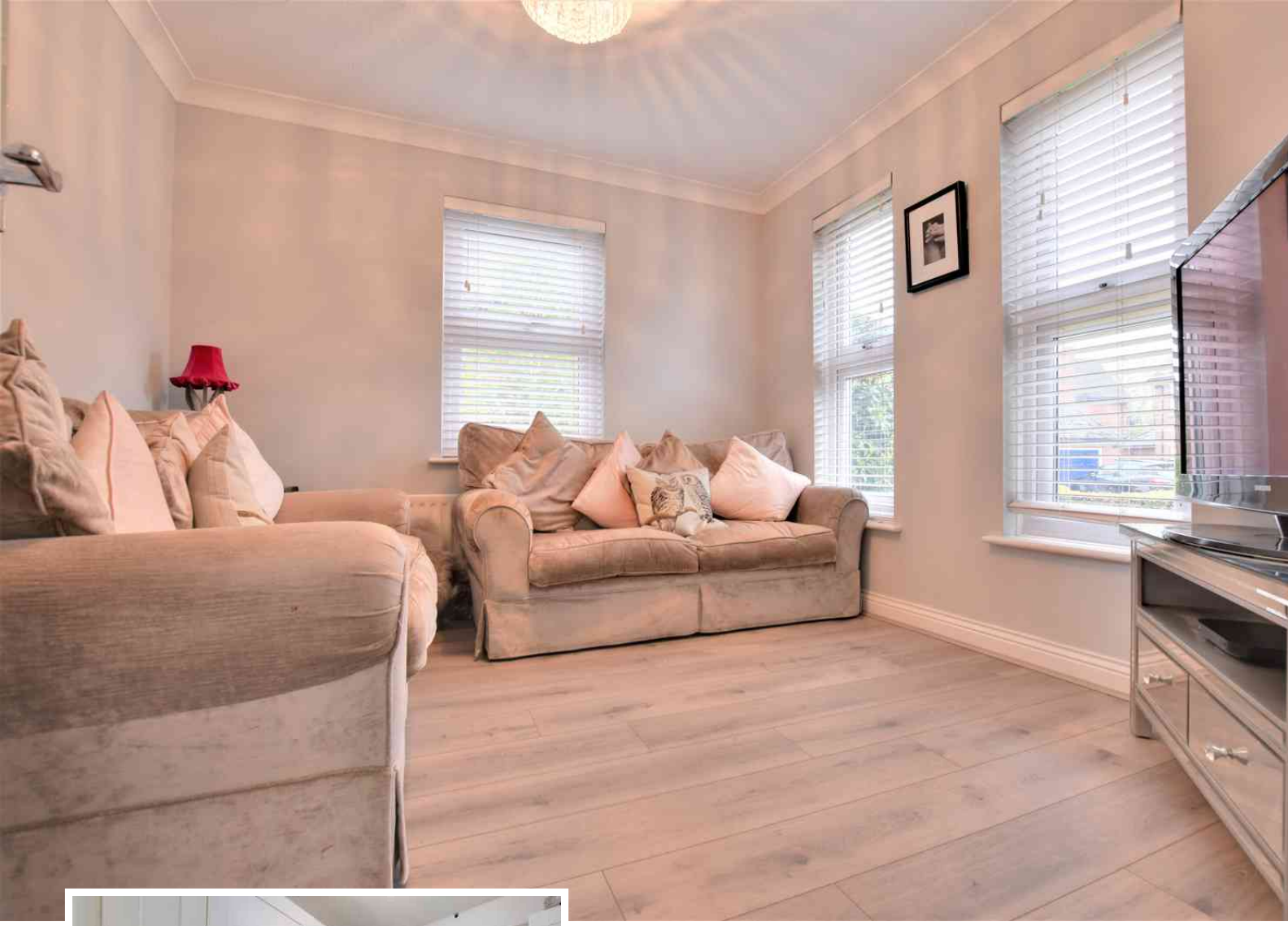
Located in a highly sought after cul-de-sac to the South side of Maldon town, is this executive detached family home. In brief the spacious accommodation comprises; four bedrooms, en-suite to the master and a family shower room to the first floor. To the ground floor, there is a large living room, study, dining room, cloakroom, utility room and an open plan kitchen to the conservatory. Externally there is a front garden, driveway parking, double garage and a generous, secluded rear garden. This property would make an ideal family home.

Local Area - As previously mentioned, this property is situated on the South side of Maldon town, ideally located for A414 road links to Chelmsford, the town itself, as well as Hythe Quay and Promenade Park. Maldon is a historic town with various shopping and recreational facilities, good local schooling, and is within 6 miles of mainline train links to London Liverpool Street.

Ground Floor

Entrance Hall
Door to front with opaque double glazed windows to either side, radiator, wood effect flooring, built in storage cupboard, Stairs rising to the first floor and doors leading to:

Ground Floor Cloakroom
Opaque double glazed window to front, close coupled WC, glass bowl sink with mixer tap, heated towel rail and wood effect flooring.



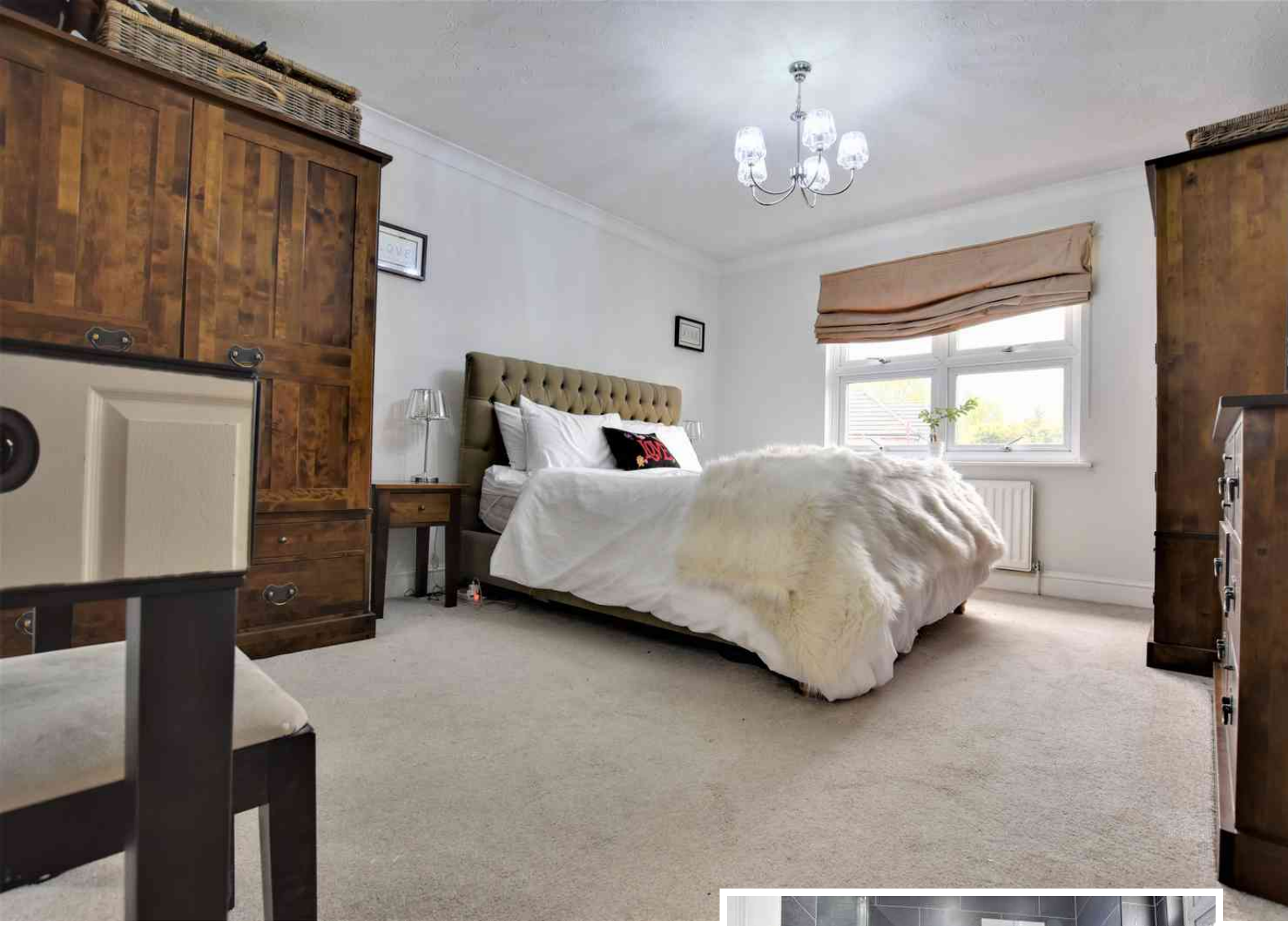
Living Room
18' 4" x 12' 0" (5.59m x 3.66m)
Double glazed double doors with side panes to the rear garden, double glazed window to side, radiator, fire place with gas fire, and wood effect flooring.

Dining Room
10' 4" x 9' 9" (3.15m x 2.97m)
Double glazed windows to front and side and radiator.

Study
11' 11" x 6' 10" (3.63m x 2.08m)
Two double glazed windows to front and radiator.

Kitchen
14' 3" x 9' 0" (4.34m x 2.74m) + 10' 3" x 9' 7" (3.12m x 2.92m)
Open plan to a conservatory style extension with double glazed window sand double doors opening to the garden. Fitted with a range of wall and base units with two display cabinets, finished with Granite work surfaces with matching upstands and tiled splash backs, under counter butler sink with mixer tap, under unit lighting, freestanding range cooker with extractor above and stainless steel splash back. Integrated dishwasher, space for an American style fridge/freezer, tiled flooring, two radiators, under stairs cupboard and door to utility room.

CHAMPAGNE
THIS HOME IS BLESSED WITH LOVE, LAUGHTER, FRIENDSHIP, AND A CAT



Utility Room
6' 5" x 5' 10" (1.96m x 1.78m)
Double glazed window to rear, fitted with a range of wall and base units and finished with Granite work surfaces. Space for two under counter appliances, tiled splash backs, wall mounted boiler (replaced in 2019).

First Floor

Landing
Double glazed window to rear, access to loft, airing cupboard, stairs to the ground floor and doors leading to:

Bedroom One
14' 3" x 12' 0" (4.34m x 3.66m)
Double glazed window to rear, radiator and door to:

En-suite
Opaque double window to side, shower cubicle with glass door, wash hand basin with mixer tap and drawers beneath, close coupled WC, tiled walls and floor, heated towel rail and extractor fan.

Bedroom Two
10' 4" x 9' 7" (3.15m x 2.92m)
Double glazed window to rear, radiator and wood effect flooring.

Bedroom Three
11' 11" x 8' 2" (3.63m x 2.49m)
Two double glazed windows to front, radiator and wood effect flooring.

Bedroom Four
10' 3" x 9' 4" (3.12m x 2.84m)
Two double glazed windows to front, radiator and wood effect flooring.

Shower Room
Opaque double glazed window to front, double shower cubicle with sliding glass door, close coupled WC, wash hand basin with mixer tap, heated towel rail, tiled floor and walls. Extractor fan.

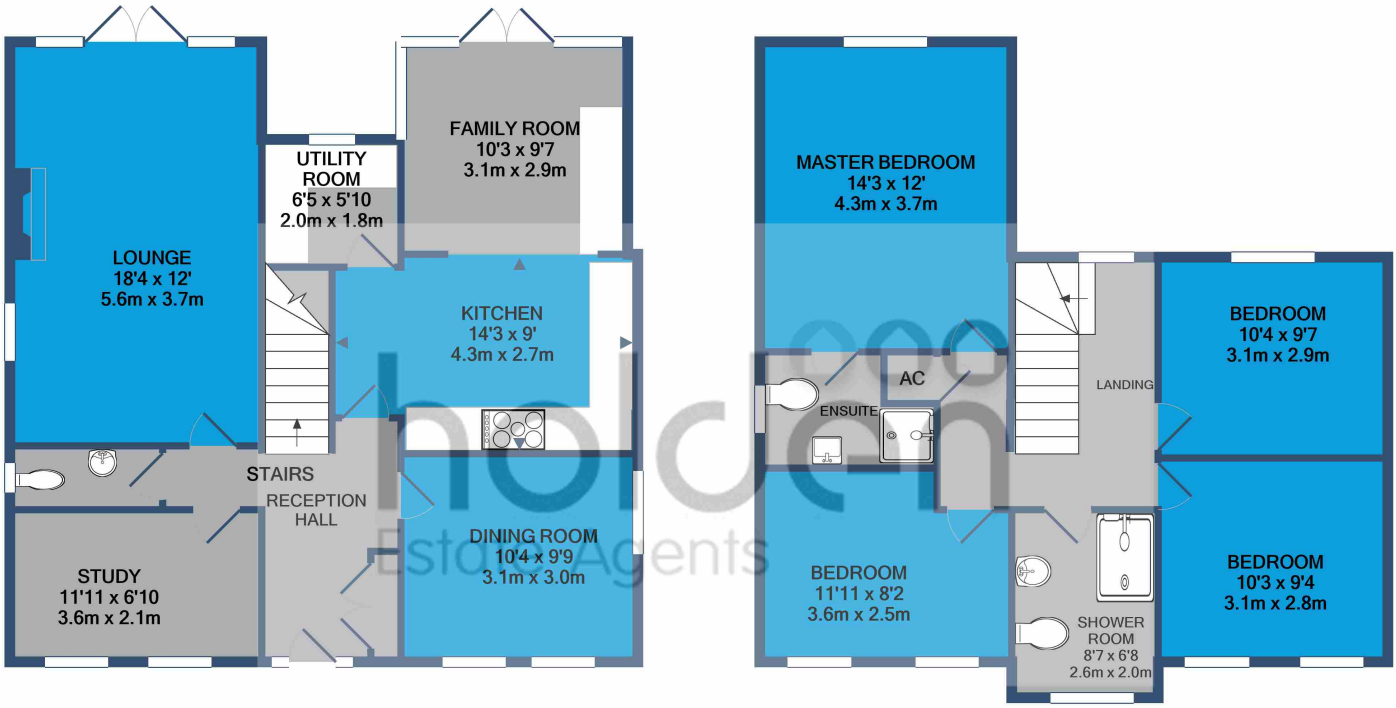
Outside

Front
Commencing with a generous front garden which is mainly laid lawn with a waist height box hedge to the boundary. A pathway extends to the front door.

Driveway & Garage
The driveway is located to the right hand side of the property and provides parking for several vehicles and also leads to the double width garage. The garage is accessed via two electric operated roller doors, there is power and lighting connected, rafter storage and a door into the garden.

Rear Garden
The secluded rear garden is laid to lawn with a pathway running the perimeter and leading to two patios. Enclosed by fencing to the boundaries and with a side gate to the driveway. Door into the garage.

FLOOR PLAN | Tintagel Way Maldon CM9 6YR



GROUND FLOOR
APPROX. FLOOR
AREA 781 SQ.FT.
(72.5 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 656 SQ.FT.
(60.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1436 SQ.FT. (133.4 SQ.M.)

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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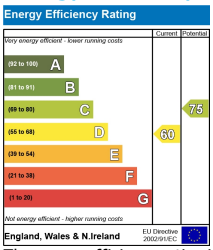
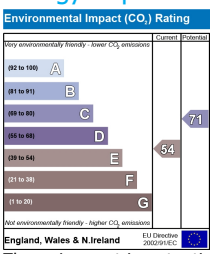
ENERGY GRAPHS

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

Energy Impact Rating



The environment impart rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating, the less impact it has on the environment.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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