

Cross Road, Maldon, Essex

OFFERS OVER £440,000



- Updated and much improved detached property
- Non-Estate location
- Sitting room, modern kitchen/dining room, conservatory
- Three double bedrooms, modern bathroom suite
- Ample off road parking and double width garage
- Enclosed rear garden
- EPC - D



### Introduction

This established detached property has been much improved by the current seller, and can be found in a non-estate location. The property offers impressive sized rooms, a light and airy feel throughout and is perfect for anyone looking for a property that they can move straight into. Inside, to the ground floor there is a welcoming entrance hallway with ground floor cloakroom, living room, modern re-fitted kitchen which is open plan with a dining room, as well as a conservatory that overlooks the rear garden. Upstairs, the property offers three double bedrooms and modern re-fitted bathroom. Outside, the property is screened from the road and offers ample off road parking to front, and there is a double width garage. There is also an enclosed rear garden.



### Local Area

As previously mentioned, the property is situated in a non-estate location that offers convenient access to Maldon town. In fact, this property is ideally located not only for the town centre but also for Promenade Park and Hythe Quay. Maldon offers a good range of shopping and recreational facilities.





## Ground Floor

### Entrance Hall

Door and double glazed window to front, built-in storage cupboard, stairs rising to the first floor, house alarm panel and doors leading to:

### Ground Floor Cloakroom

Opaque double glazed window to front, close coupled WC, wash hand basin, radiator.

### Living Room

17' 5" x 13' 7" (5.31m x 4.14m)

Double glazed window to front, radiator, fire place and open to the kitchen/Diner.

### Kitchen/Diner

22' 4" x 9' 4" (6.81m x 2.84m)

Double glazed window to rear, patio door to conservatory and door to side leading to the garden. Fitted with a range of wall and base units, complete with integrated fridge/freezer, slimline dishwasher, washing machine, built-in double oven and inset induction hob with extractor above. Sink unit, radiator and recently replaced Vaillant Combi-boiler.







### Conservatory

9' 9" x 8' 2" (2.97m x 2.49m)

Double glazed windows to rear and sides and patio door to the garden.  
Radiator.

### First Floor

#### Landing

Double glazed window to side, stairs to the ground floor, large cupboard, access to the loft and doors leading to:

#### Bedroom One

13' 8" x 10' 10" (4.17m x 3.30m)

Double glazed window to rear, built-in wardrobes and radiator.

#### Bedroom Two

12' 8" x 11' 3" (3.86m x 3.43m)

Double glazed window to front, built-in wardrobes and radiator.

#### Bedroom Three

11' 1" x 9' 5" (3.38m x 2.87m)

Double glazed window to rear and radiator.





### Bathroom

Opaque double glazed window to front. Suite comprising; close coupled WC, pedestal wash hand basin, corner shower cubicle and roll top style bath. Part tiled walls and radiator.

### Outside

#### Front

Ample driveway parking and a lawn front garden, screened by well maintained hedging and access to the double garage.

#### Double Width Garage

19' 9" x 15' 6" (6.02m x 4.72m)

Large electric operated door, window to rear and door to the garden. Power and lighting connected, storage units and worktop to remain.

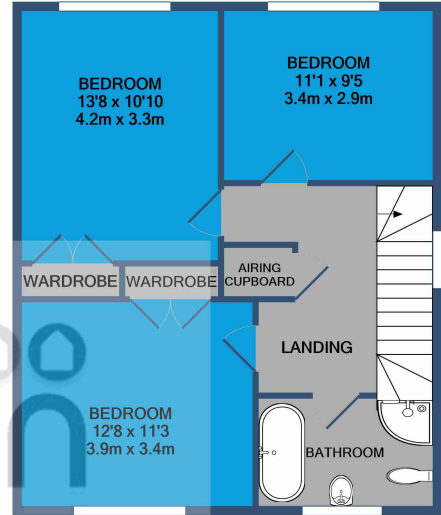
#### Rear Garden

Side access to both sides, mainly laid to lawn, patio area and access to the garage.





GROUND FLOOR  
APPROX. FLOOR  
AREA 961 SQ.FT.  
(89.3 SQ.M.)



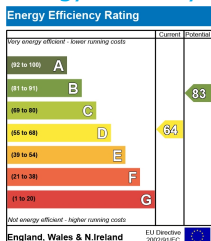
1ST FLOOR  
APPROX. FLOOR  
AREA 597 SQ.FT.  
(55.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1559 SQ.FT. (144.8 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**



**Energy Impact 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.

The environment impact 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.

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