



## Ten Acre Approach

Maldon, CM9 4UR

**Asking Price £530,000**

Freehold  
Tax Band: E



Benefiting from TWO EN-SUITES plus family bathroom & d/stairs cloakroom, an UNOVERLOOKED & beautifully established rear garden and an integral GARAGE (potential to convert\*) with driveway parking for three vehicles is this modern four bedroom detached property. Benefiting from IMMACULATELY PRESENTED living space throughout, a spacious lounge with French doors flowing to the rear garden plus DINING/PLAYROOM and kitchen with adjoining UTILITY room. Ideally set in a tucked away MEWS POSITION with convenient access to Maldon High Street, local shops/amenities and highly regarded schools. Internal viewings highly recommended!



# Ten Acre Approach, Maldon, CM9 4UR

The accommodation, with approximate room sizes, is as follows:

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE HALL:

Secure main entry door, stairs to first floor, under stairs storage cupboard, radiator, carpeted flooring.

### CLOAKROOM:

Opaque double glazed window to front aspect, low level WC, inset wash hand basin, heated towel rail, tiled flooring.

### LOUNGE:

15'10" x 13'5" (4.85 x 4.1)

Double glazed window to rear aspect, central gas fireplace with surround, radiator, carpeted flooring. Part-glazed doors to dining room and French doors to rear garden.

### DINING / PLAYROOM:

9'6" x 8'10" (2.91 x 2.7)

Double glazed window to rear aspect, radiator, carpeted flooring.

### KITCHEN:

10'9" x 8'10" (3.3 x 2.7)

Double glazed window to front aspect, a series of matching base and wall units, roll top work surfaces incorporating a one and a half bowl sink with central mixer tap and drainer, built-in oven, gas hob with extractor over, space for American fridge/freezer and dishwasher, radiator, wood flooring.

### UTILITY ROOM:

8'10" x 5'2" (2.7 x 1.6)

Base and wall units, roll top work surfaces incorporating a single bowl sink with central mixer tap and drainer, space for washing machine and tumble dryer, radiator, wood flooring. Door to side aspect.

## FIRST FLOOR ACCOMMODATION:

### GALLERIED LANDING:

Double glazed window to side aspect, loft access, airing cupboard, radiator, carpeted flooring.

### MASTER BEDROOM:

13'4" x 9'3" (4.07 x 2.82)

Double glazed windows to front aspect, built-in wardrobes, radiator, wood flooring.

### EN-SUITE:

Enclosed and fully tiled corner shower unit, low level WC, inset wash hand basin, heated towel rail, tiled flooring.

### BEDROOM TWO:

10'6" x 9'9" (3.21 x 2.98)

Double glazed window to rear aspect, built-in wardrobes, radiator, wood flooring.

### EN-SUITE:

Opaque double glazed window to side aspect, enclosed and fully tiled corner shower unit, low level WC, inset wash hand basin, heated towel rail, tiled flooring.

### BEDROOM THREE:

8'2" x 8'0" (2.5 x 2.46)

Double glazed window to rear aspect, built-in wardrobe, radiator, wood flooring.

### BEDROOM FOUR:

10'1" x 7'3" (3.08 x 2.22)

Double glazed window to rear aspect, radiator, wood flooring.

### FAMILY BATHROOM:

Opaque double glazed window to side aspect, panelled bath with central mixer tap and shower over, low level WC, pedestal wash hand basin, heated towel rail, tiled flooring.

### EXTERIOR:

### REAR GARDEN:

### GARAGE, DRIVEWAY & PARKING:

### AGENTS NOTES:

Council Tax Band:

For further information regarding this property, please contact Hamilton Piers.



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All measurements are a guide only and, therefore, can be approximated in some cases. If purchasing, fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.

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