

Paul Mason Associates



Mcintosh Way, Maldon, CM9 6FB  
Offers in excess of £535,000

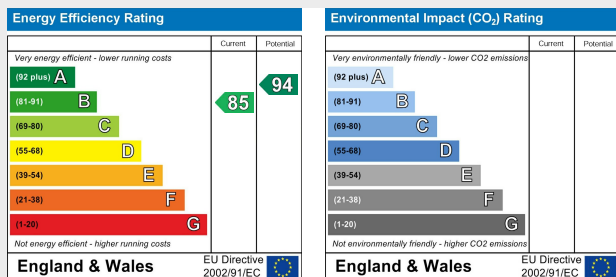
- Four Double Bedrooms
- Detached Family Home (2022 Build )
- Well Presented Throughout
- En-Suite to Bedroom One
- First Floor Family Bathroom
- Ground Floor Cloakroom
- Utility Room
- Open-Plan Kitchen/Dining Room
- South Facing Rear Garden & Driveway With Carport Parking
- EPC - B

This well presented four bedroom detached home, built in 2022 is set within the desirable Wycke Place development in Maldon. This splendid, modern detached house is spacious providing a wonderful family home. This delightful property boasts four generously sized double bedrooms, making it an ideal choice for families seeking comfort and room to grow. Bedroom one benefits from an en-suite, and there is also a family bathroom to the first floor.

Whether you are entertaining guests or enjoying a quiet evening with family, the layout of this home provides a perfect balance of space and functionality with the ground floor comprising a sizeable lounge, contemporary kitchen/dining room, a ground floor cloakroom and separate utility room.

Externally, the property benefits from driveway parking and a carport. The south facing rear garden consists of a large patio seating area with the remainder laid to lawn with various trees and shrubs. Viewings come highly recommended to fully appreciate the size and condition of the property on offer.

Maldon is located on the blackwater estuary in Essex and is one of the oldest recorded towns in the county boasting a wealth of charm. The high street provides an array of amenities including a variety of shops and highly rated restaurants. Within walking distance is the promenade park which provides scenic walks throughout and along the river. The town also benefits from a leisure centre, gym, schools and a hospital and is just over 10 miles to Chelmsford City and approximately 7 miles to the nearest train station in Hatfield Peverel.



## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall

3.0m x 2.1m (9'10" x 6'10")

#### Cloakroom

2.0m x 1.0m (6'6" x 3'3")

#### Lounge

6.8m x 3.8m (22'3" x 12'5")

#### Kitchen/Dining Room

6.8m x 3.4m (22'3" x 11'1")

#### Utility Room

2.2m x 2.0m (7'2" x 6'6")

### FIRST FLOOR

#### Hallway

4.5m x 2.0m (14'9" x 6'6")

#### Bedroom One

4.7m x 3.4m (15'5" x 11'1")

#### En-Suite

1.9m x 1.6m (6'2" x 5'2")

#### Bedroom Two

3.6m x 3.4m (11'9" x 11'1")

#### Bedroom Three

3.5m x 3.3m (11'5" x 10'9")

#### Bedroom Four

3.3m x 3.3m (10'9" x 10'9")

#### Family Bathroom

2.2m x 1.9m (7'2" x 6'2")

## EXTERIOR

### Rear Garden

### Frontage/Parking

### Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas

Local Authority - Maldon District

Council

### Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

### Important Notices

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings.

These particulars do not form part of a contract and must not be relied upon as statement or representation

of fact.



**Ground Floor**



**First Floor**



Paul Mason Associates

35 The Street  
Latchingdon  
Chelmsford  
Essex  
CM3 6JP

T: 01621 742 310

Bruce House  
17 The Street  
Hatfield Peverel  
Chelmsford  
CM3 2DP

T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: [info@paulmasonassociates.co.uk](mailto:info@paulmasonassociates.co.uk) [www.paulmasonassociates.co.uk](http://www.paulmasonassociates.co.uk)

Paul Mason Associates Limited Registered in England Number - 6767946  
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP





**Paul Mason** Associates

35 The Street  
Latchingdon  
Chelmsford  
Essex  
CM3 6JP

T: 01621 742 310

Bruce House  
17 The Street  
Hatfield Peverel  
Chelmsford  
CM3 2DP

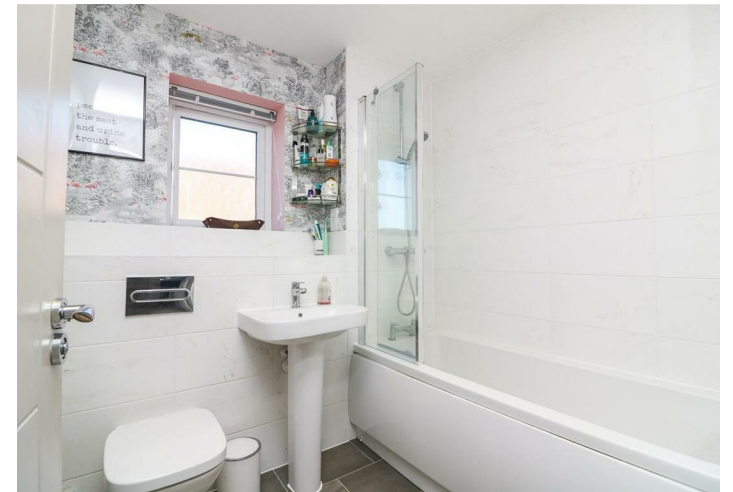
T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: [info@paulmasonassociates.co.uk](mailto:info@paulmasonassociates.co.uk) [www.paulmasonassociates.co.uk](http://www.paulmasonassociates.co.uk)

Paul Mason Associates Limited Registered in England Number - 6767946  
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP





**Paul Mason** Associates

35 The Street  
Latchingdon  
Chelmsford  
Essex  
CM3 6JP  
T: 01621 742 310

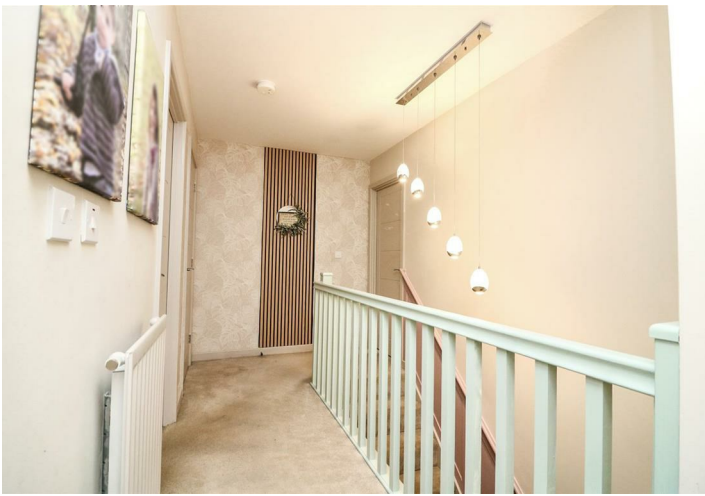
Bruce House  
17 The Street  
Hatfield Peverel  
Chelmsford  
CM3 2DP  
T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: info@paulmasonassociates.co.uk www.paulmasonassociates.co.uk

Paul Mason Associates Limited Registered in England Number - 6767946  
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP





**Paul Mason** Associates

35 The Street  
Latchingdon  
Chelmsford  
Essex  
CM3 6JP  
T: 01621 742 310

Bruce House  
17 The Street  
Hatfield Peverel  
Chelmsford  
CM3 2DP  
T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: info@paulmasonassociates.co.uk www.paulmasonassociates.co.uk

Paul Mason Associates Limited Registered in England Number - 6767946  
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP

