



Lysander Grove, Maldon CM9 6HB



welcome to

Lysander Grove, Maldon

PRESENTED IN AS NEW CONDITION THROUGHOUT, this immaculate THREE DOUBLE BEDROOM home has been REFURBISHED THROUGHOUT including all appliances and sanitary ware, and is offered with NO ONWARD CHAIN as well as REMAINDER NHBC WARRANTY.



Entrance Porch

Covered porch area, part glazed door to :-

Entrance Hall

Stairs rising to first floor with cupboard under, further cupboard, radiator, doors to :-

Cloakroom

Modern white Roca suite comprising low level WC and pedestal basin, radiator.

Lounge

17' 9" x 9' 10" (5.41m x 3.00m)

Double glazed UPVC window to front and French doors with flag windows to rear opening onto the garden, radiators.

Kitchen Diner

17' 8" x 10' 4" max (5.38m x 3.15m max)

Double glazed UPVC windows to front and rear overlooking the garden, modern fitted kitchen comprising one and a half bowl sink and drainer set in stone effect work surfaces with matching upstands and range of eye and base level units, double oven, fridge, freezer, dishwasher and washing machine, radiators.

First Floor

Landing

Loft access, radiator, doors to :-

Bedroom One

13' 6" x 10' 1" (4.11m x 3.07m)

Double glazed UPVC window to front, radiator, door to :-

En Suite

Double glazed UPVC window to rear, modern white Roca suite comprising low level WC and wall mounted basin, enclosed double shower, large built in cupboard, radiator.

Bedroom Two

10' 4" x 9' 8" (3.15m x 2.95m)

Double glazed UPVC window to front, radiator.

Bedroom Three

10' 8" x 7' 9" (3.25m x 2.36m)

Double glazed UPVC window to rear overlooking the garden, radiator.

Bathroom

Double glazed UPVC window to front, modern white Roca suite comprising panel bath, low level WC and wall mounted basin, radiator.

Outside

Front

Laid to wood chippings with shrubs, block paved driveway providing off road parking for several vehicles, gated side access to :-

Rear Garden

West facing, enclosed by panel fence and laid to lawn with patio seating area.

Agents Note

We understand that the underpinning works were undertaken by the original house builder, and a warranty relating to the works is available. Interested parties are advised to satisfy themselves as to the nature of the works, together with any associated guarantees, warranties, certifications, and supporting documentation through their legal representative or independent enquiries.



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welcome to

Lysander Grove, Maldon

- Three Double Bedrooms
- Generous West Facing Garden
- Driveway For Two Vehicles
- Remainder NHBC Warranty
- No Onward Chain

Tenure: Freehold EPC Rating: B
Council Tax Band: D

£400,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MLN104929 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01621 874837



Maldon@williamhbrown.co.uk



3 High Street, West Square, MALDON, Essex,
CM9 5PB



williamhbrown.co.uk