

Cromwell Lane, Maldon

CM9 4LB

**CURTIS O'BOYLE**

Sales & Lettings





# Cromwell Lane, Maldon

CM9 4LB

£400,000

Originally dating back to the 1700's a detached character cottage situated in the desirable Cromwell Lane with Maldon's Central Conservation area convenient for the high street and quayside. Large rear garden and off street parking opposite.

**KITCHEN/DINER** 13' 9" x 11' 6" (4.19m x 3.51m)  
Obscure glazed entrance door, windows to front and rear aspects, glazed door to rear garden, stripped floorboards, bespoke fitted base units with inset stainless steel sink bowl with mixer tap, built in electric oven and four ring hob with hood above, radiator, built in cupboard, integrated fridge and freezer, exposed beams.

**REAR GARDEN** Patio area with steps up to area laid to lawn, steps up to further paved patio area with brick store (power and broadband), wild garden area to rear with various trees and shrubs.

**PARKING** Parking space on other side of road.

**LOUNGE** 13' 7" x 9' 3" (4.14m x 2.82m)  
Window to front aspect, brick fireplace, stripped floorboards, radiator, glazed French doors to conservatory.

**CONSERVATORY** 11' 3" x 8' 5" (3.43m x 2.57m)  
Double glazed to rear aspect, glazed French doors to rear garden, stripped floorboards.

**FIRST FLOOR LANDING** Window to front aspect, exposed beams, loft access.

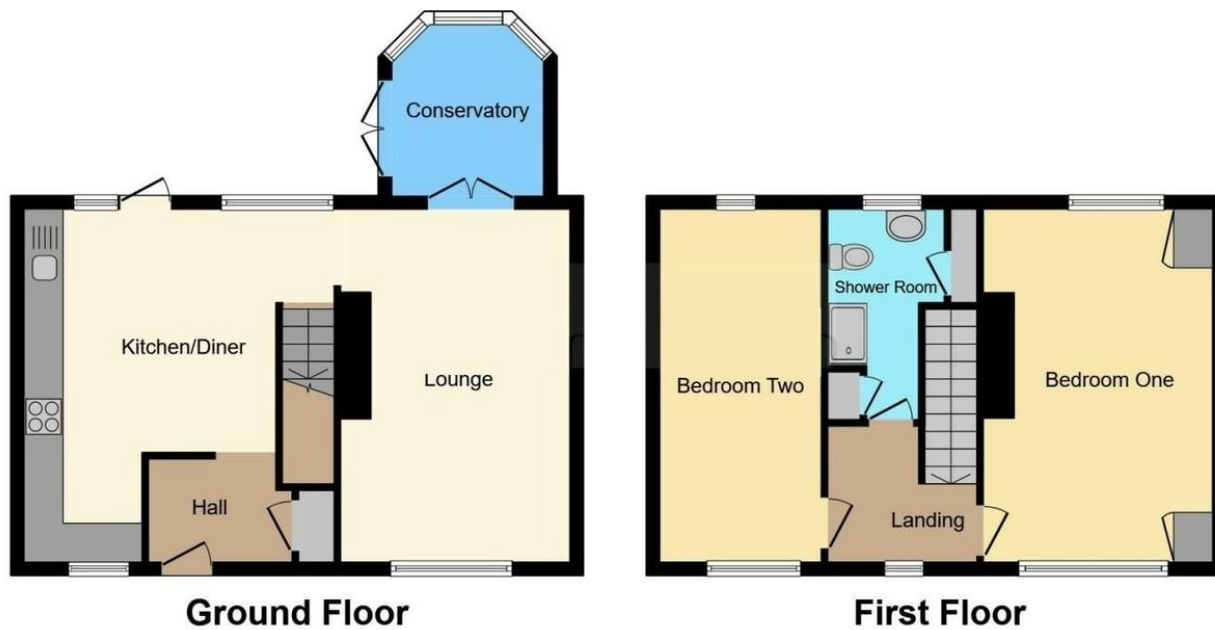
**BEDROOM ONE** 13' 7" x 8' 9" (4.14m x 2.67m)  
Windows to front and rear aspects, radiator, fitted wardrobes.

**BEDROOM TWO** 14' 5" x 7' 8" (4.39m x 2.34m)  
Windows to front and rear aspects, radiator, exposed beams, stripped floorboards, fitted cupboards.

**SHOWER ROOM** Obscure glazed window to rear aspect, heated towel rail, shower cubicle, close coupled WC, ornate sink bowl with mixer tap, inset downlighters, wood effect laminated flooring, airing cupboard.



To view this property call Curtis O' Boyle Estate Agents on **01621 855558**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E		
21-38	F	38 F	
1-20	G		

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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