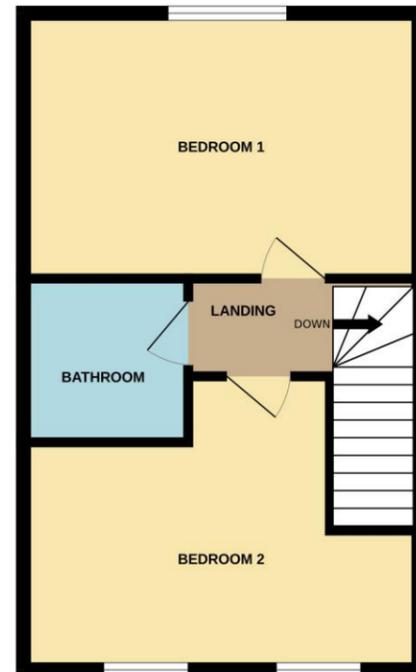
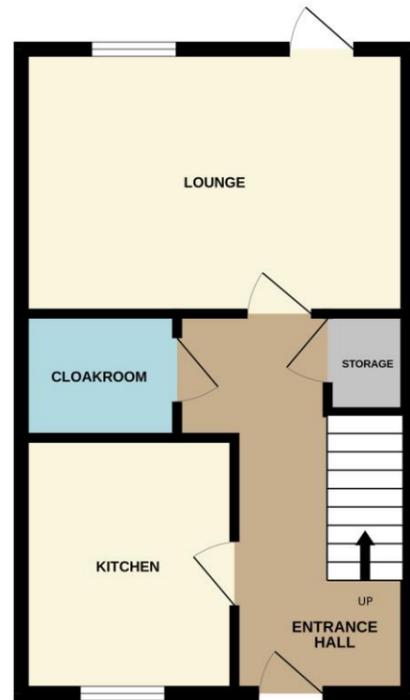




# Ardent estates

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 Plus) <b>A</b>			<b>97</b>
(81-91) <b>B</b>		<b>84</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



## 6 Lysander Grove, Maldon, CM9 6HB

A well presented modern 2 bedroom semi-detached property located in the new Handley Gardens Estate complete with allocated parking for 2 vehicles to rear and a pleasant open aspect to front.

**Price £335,000 Freehold**

2 Tintagel Way Maldon  
Essex CM9 6YR  
info@ardentestates.co.uk

[www.ardentestates.co.uk](http://www.ardentestates.co.uk)  
**TEL: 01621 851014**



Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

- 2 Double Bedrooms
- Modern
- Fitted Kitchen
- Ground Floor Cloakroom
- Allocated Parking
- Good Sized Lounge
- Close To Local Amenities & New School
- Sought After Location

A well presented modern 2 bedroom semi-detached property located in the new Handley Gardens Estate complete with allocated parking for 2 vehicles to rear and scenic views to front.

The accommodation consists of 2 spacious double bedrooms and bathroom on the top floor. On the ground floor there is an inviting entrance hall leading to the modern fitted kitchen and a good sized lounge at the rear.

There is a pleasant rear garden with access at the back to the 2 vehicle parking.

- Bedroom 1**  
15'5" (4.7m) x 10'5" (3.18m)  
window to rear, radiator
- Bedroom 2**  
15'5" (4.7m) Into Recess x 8'3" (2.51m)  
2 windows to front, loft access, radiator
- Bathroom**  
bath with shower attachment, wc, wash basin, heated towel rail
- Landing**  
stairs to ground floor
- Entrance Hall**  
under stairs storage cupboard and space, radiator, stairs to 1st floor

- Kitchen**  
10'0" (3.05m) x 8'5" (2.57m)  
window to front, fridge/freezer, oven, hob, extractor fan dishwasher, washing machine, range of base and wall units, work surfaces, extractor fan, sink, boiler
- Cloakroom**  
wc, wash basin, radiator
- Lounge**  
15'6" (4.72m) x 10'5" (3.18m)  
door to garden, window to rear, radiator
- Front**  
lawn area, paved walk way, shrubs
- Garden**  
lawn area, patio area, rear access leading to allocated parking, water tap, shingle border

