



Arden  
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.  
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) <b>A</b>		<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>35</b>	
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Karenza, Beckingham Street, Tolleshunt Major, Maldon, CM9 8LL

An extended 4 bedroom detached chalet located in the quiet countryside village of Tolleshunt Major, this property has a large driveway for multiple vehicle parking, a low maintenance southern facing garden and a large workshop which could be useful for a wide range of business and personal uses.

Price £599,995 Freehold

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**34'10" (10.62m) x 16'5" (5m)**  
 windows to rear and side, doors to rear and side, power and water connected.

**Front**  
 shingled driveway Parking for multiple vehicles, shrubs

**Garden**  
 patio area, shrub beds, side storage space, covered seating area, southern aspect, water tap

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.

- 4 Bedrooms
- Large Workshop
- Conservatory
- Village Location
- Southern Facing Garden
- Driveway Parking For Multiple Vehicles
- Low Maintenance Garden
- Ground Floor Shower Room

Over looking farmland an extended 4 bedroom detached chalet located in the quiet countryside village of Tolleshunt Major, this property has a large driveway for multiple vehicle parking, a low maintenance southern facing garden, and a large workshop which could be useful for a wide range of business and personal uses. The accommodation consists of 4 bedrooms, bathroom, dining room, sitting room, kitchen, shower room/utility room, lounge, conservatory and large work shop.

**Bedroom 1**  
**20'1" (6.12m) x 13'2" (4.01m)**  
 windows to front and rear, sliding doors to balcony, range of wardrobes and storage cupboards, 2 radiators

**Bedroom 2**  
**20'1" (6.12m) x 9'11" (3.02m)**  
 windows to front and rear, range of wardrobes, 2 radiators

**Bedroom 3**

**15'8" (4.78m) x 8'3" (2.51m)**  
 window to rear, 1 radiator, farmland views

**Bedroom 4**  
**11'5" (3.48m) x 9'1" (2.77m)**  
 window to front, storage cupboard, radiator

**Bathroom**  
 window to front, bath with shower attachment, airing cupboard, wc, wash basin, heated towel rail

**Landing**  
 stairs to ground floor

**Porch**  
 sliding door to main entrance, window to side

**Dining Room**  
**13'8" (4.17m) x 13'3" (4.04m)**  
 windows to front and side, 2 radiators

**Kitchen**

**11'6" (3.51m) x 9'10" (3m)**  
 window to front, double oven, hob, extractor fan, range of base and wall units, work surfaces, sink, heated towel rail

**Shower Room/Utility Room**  
 3 windows to front, enclosed wc, sink, shower cubicle work surfaces, storage cupboard

**Sitting Room**  
**13'3" (4.04m) x 10'3" (3.12m)**  
 window to side, feature fireplace, feature radiator.

**Lounge**  
**19'11" (6.07m) x 14'6" (4.42m)**  
 sliding door to conservatory, 2 radiators

**Conservatory**  
 bi fold doors to rear, door to side, windows to sides and rear, under floor heating

**Workshop**

