



Honeysuckle Cottage Witham Road, Tolleshunt Major Maldon CM9 8JU

Welcome to

Honeysuckle Cottage Witham Road, Tolleshunt Major Maldon

Situated in the DESIRABLE SEMI-RURAL VILLAGE of Tolleshunt Major, within reach of nearby amenities at Maldon and Tiptree, is this THREE BEDROOM HOME boasting WRAP AROUND SOUTH FACING GARDEN, CONSERVATORY and ALLOCATED PARKING.



Entrance

Part glazed door to :-

Entrance Hall

Stairs rising to first floor, radiator, doors to:-

Cloakroom

Double glazed UPVC window to front, WC and wall mounted basin, radiator.

Kitchen

10' 3" x 6' (3.12m x 1.83m)

Double glazed UPVC window to front, fitted kitchen comprising butler sink set in roll top surfaces with tiled splashbacks and a range of eye and base level units, built in oven, space for other appliances.

Lounge

12' 10" x 12' 10" max (3.91m x 3.91m max)

Double glazed UPVC French doors with flag windows leading to conservatory, under stairs storage cupboard, radiator.

Conservatory

11' 3" x 7' 11" (3.43m x 2.41m)

Dwarf brick wall and UPVC double glazed construction with French doors to side onto the garden.

First Floor

Landing

Stairs rising to second floor, built in cupboard, doors to:-

Bedroom Two

10' 9" x 7' 10" max (3.28m x 2.39m max)

Bedroom Three

12' 11" x 5' 9" (3.94m x 1.75m)

Double glazed UPVC window to front, built in wardrobes, radiator.

Bathroom

Double glazed UPVC window to side, white suite comprising of panel bath with shower over, WC and vanity basin, part tiled walls, radiator.

Second Floor

Landing

Door to:-

Bedroom One

12' 11" plus recess x 9' 6" max (3.94m plus recess x 2.90m max)

Velux skylight window to front and rear, radiator.

Outside

Front

Retained by picket fence, laid to lawn with gated side access to:-

Rear Garden

Enclosed by panel fence, laid to lawn with shrub borders and window shed to remain.

Parking

Allocated parking within parking area at the opposite end of the terrace.



view this property online williamhbrown.co.uk/Property/MLN103651



Welcome to

**Honeysuckle Cottage Witham Road,
Tolleshunt Major Maldon**

- Three Bedrooms
- Ground Floor Cloakroom
- Conservatory
- South Facing Garden
- Desirable Village Location

Tenure: Freehold EPC Rating: C

£315,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/MLN103651



Property Ref:
MLN103651 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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