



Maldon Road, Bradwell-On-Sea CM0 7HS  
£420,000

To view this property call  
01621 734300

**SJ WARREN**  
[www.sjwarren.co.uk](http://www.sjwarren.co.uk)





## The accommodation comprises

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Located on the fringes of Bradwell village and water front which offers three public house/restaurants an excellent community run village shop and primary school. The area is surrounded by beautiful rural and coastal walks and for your shopping and commuting into London, Southminster is only 7 miles away.

This fantastic 3 bedroom cottage circa 1800 is offered in superb order and from first appearance is incredibly deceptive, offering a gorgeous and cosy lounge with wood burner, spacious and airy kitchen breakfast room leading to an open plan all year round summer room/dining area. There are two ground floor bedrooms one with a wood burner (PLEASE NOTE) could be a snug if a third bedroom was not required, ground floor bathroom and the main bedroom on the first floor. If you love gardening or a large outside space this fantastic 165 ft x 49 ft South facing garden is definitely for you, additionally to the side there is parking via double gates for two vehicles, (please note) this measures approximately 9 ft wide.

### Entrance hallway

Wooden entrance door to the hallway which like the property is beautifully presented, exposed beams to the walls and ceiling and exposed wooden floorboards and an under stair storage cupboard.

### Lounge

15'1 x 11'4

All the rooms as depicted in our photographs and video tour are full of original character features and the vendors flare for interior designing really elevates the rooms further. This is a fabulous cosy room with a brick built fireplace and exposed chimney breast with a quality cast iron wood burner, exposed ceiling beams and radiator. Double glazed window to the front, tv point and stairs to the first floor bedroom.

### Kitchen/breakfast room

16'3 x 9'4

Once again an excellent room with a sloped beamed ceiling and tiled flooring and a range of white base units and drawers with solid wooden work surfaces over. Cashmere double cupboard and matching centre island breakfast island with drawers, cupboards below hard wood work top and inset electric hob. Butler style sink, built in stainless steel oven and and micro wave oven, plumbing for washing

machine, dish washer and space for fridge, Rayburn range oven which also heats the water and heating, built in larder with light and double glazed window to the side.

### Summer room/dining room

9'9 x 8'6

A lovely room open from the kitchen and versatile in its use, whether a summer room or dining room it can be enjoyed all year round. Nice high sloped double glazed roof, double glazed windows and doors to the rear garden, tiled floor with under floor heating.

### Bedroom two

11'2 x 10'3

An excellent size double room with exposed brick chimney breast and cast iron fireplace, exposed wall and ceiling beams, radiator and a double glazed windows to the side and front.

### Bedroom three/potential snug

9'7 x 9'5

Whether a snug or third bedroom this is super cosy room again with a fireplace and cast iron wood burner, beamed ceiling and part beams to the walls. Tv point, radiator and double glazed double doors to the rear garden.

### Bathroom

A very spacious bathroom with tiled walls and flooring with under floor heating and down lighting. Free standing ball and claw bath with combined taps and shower attachment, pedestal hand wash basin, close coupled w/c and walk in shower cubicle, heated towel rail/radiator and a double glazed window to the rear.

### Bedroom one first floor

You will see from our photographs this is a gorgeous main room with a beamed vaulted ceiling, a range of built in cupboards/wardrobes to one wall. Cast iron fireplace, radiator and a double glazed windows to the front and rear.

### Rear garden 165 ft x 49 ft south facing

PLEASE PAY particular attention to the drone ariel and camera photography to appreciate this superb plot and garden.

Commencing with a shingle seating area to enjoy those hot summer days and to entertain. The first part of this amazing garden is neatly laid to lawn, with beautifully landscaped borders stocked with a variety

of established, flowers, plants and shrubs. The center winding path with an arch and climbers to the remaining garden with a good size shed, summer house with power/light insulated and boarded, a corner gazebo with seating area. The remaining garden is again very nicely landscaped with established, plants, flowers, shrubs and trees backing open farm land with close board fenced boundaries. To the side of the property there is a driveway for multiple vehicles with double gates to the front and a water tap.



#### Consumer Protection from Unfair Trading Regulations 2008.

S J Warren has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|
|                                             | Current | Potential |                                                                 | Current | Potential |
| Very energy efficient - lower running costs |         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                 |         |           | (92 plus) A                                                     |         |           |
| (81-91) B                                   |         |           | (81-91) B                                                       |         |           |
| (69-80) C                                   |         |           | (69-80) C                                                       |         |           |
| (55-68) D                                   |         |           | (55-68) D                                                       |         |           |
| (39-54) E                                   |         |           | (39-54) E                                                       |         |           |
| (21-38) F                                   |         |           | (21-38) F                                                       |         |           |
| (1-20) G                                    |         |           | (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                             |         |           | England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC                                         |         |           |

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