



**33 Station Road, Tollesbury, CM9 8RB**  
**Offers in excess of £375,000**





# 33 Station Road, Tollesbury, CM9 8RB

## Offers in excess of £375,000



### Some More Information

From the covered entrance vestibule the entrance door leads into the entrance hall where stairs rise to the first floor, and a door gives access to the dining room. The dining room has a sash window to the conservatory feature fireplace with ornate surround space beneath the stairs and further cupboard with a door leading to the kitchen and opening to the sitting room. The sitting room is located to the front of the property and enjoy a walk-in bay window to the front elevation, fitted with modern shutters. Beyond the dining room the kitchen is fitted with a range of eye and base level cupboards and drawers beneath work surfaces which also has a door and sash window to the conservatory which in turn leads out to the rear garden and a further opening from the kitchen to the utility room. The utility room is fitted with similar cupboards and drawers and has windows to rear and side. A floor standing oil boiler along with spaces for two under counter appliances completes the utility room.

To the first floor there are two double bedrooms along with the exceptional family bathroom which comprises free standing central slipper bath with freestanding taps, separate shower enclosure, W.C. and pedestal wash hand basin along with a spacious airing cupboard. The first of the two bedrooms on this floor has window to the rear elevation along with two wardrobe storage cupboards surrounding the central chimney breast with decorative shelf and piers. Leading along the landing a further storage cupboard is located as well as purpose made doors to access understairs storage cupboards and stairs rise to the second floor and a further door accesses the second bedroom with its window to the front elevation and feature corner fireplace.

To the second floor a door gives access to the principle bedroom suite with Velux windows to the front a rear, with the front benefitting from views of the estuary mouth and across the Tollesbury Fleet towards the Blackwater Estuary nature reserve, completing the principle suite is the en-suite shower room which comprises shower enclosure, W.C. and wash hand basin.

### Externally

To the front of the property there is a concrete path leading to the entrance vestibule flanked by an area of gravel parking. To the rear of the property a shingled area with slab pathway leads to a further area of patio where lawn continues on flanked on one side by a mature hedge.

Located towards the rear of the garden is a purpose built shed building with gate leading to the side into a further area of fallow garden.

### Location

Tollesbury is located approximately a 10 mile drive from the historic quayside town of Maldon which provides a mixture of shops from independent, regional, and national retailers, schools, restaurants, and social amenities.

Train services are available at both Kelvedon and Witham with fast and frequent trains into London Liverpool Street.. London Stansted Airport is just over 30 miles away and regular bus services connect Tollesbury to the local towns of Witham, Kelvedon, Colchester and Maldon.

### Entrance Hall

### Sitting Room

13'6" into bay x 11'6" (4.11m into bay x 3.51m)

### Dining Room

12'0" x 12'0" (3.66m x 3.66m)

### Kitchen

9'9" x 9'5" (2.97m x 2.87m)

### Utility Room

9'9" x 5'5" (2.97m x 1.65m)

### Conservatory

11'8" x 4'7" (3.56m x 1.40m)

### First Floor

### Bedroom Two

12'0" x 9'4" max (3.66m x 2.84m max)

### Bedroom Three

11'2" x 9'2" (3.40m x 2.79m)

### Bathroom

9'9" x 8'2" (2.97m x 2.49m)

### Second Floor

### Bedroom One

12'10" x 11'9" (3.91m x 3.58m)

### En-Suite

7'6" x 6'7" (2.29m x 2.01m)

### Services

Council Tax Band - C

Local Authority - Maldon District Council

Tenure - Freehold

EPC - D

Oil fired central heating

Mains Electric

Mains Water

Mains Drainage

The property enjoys Right of Way over the neighbouring property.

Broadband Availability - Ultrafast fibre broadband available in the locality via Gigaclear and Openreach with speeds of 1000mbps. (details obtained from Ofcom Mobile and Broadband Checker) - August 2025.

Mobile Coverage - It is understood that the best available mobile service in the area is provided by EE (details obtained from Ofcom Mobile and Broadband Checker) – Sept 2025.

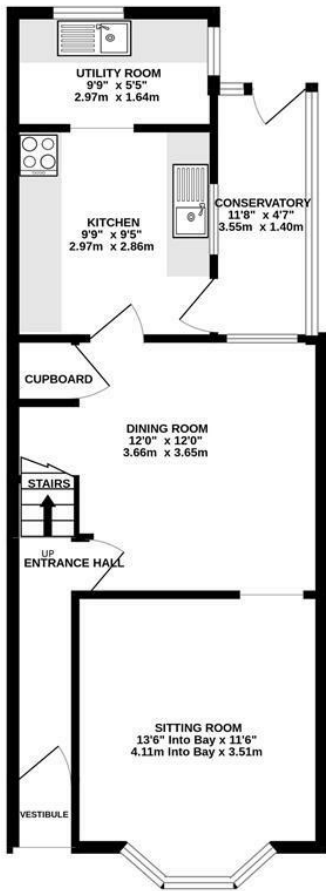
Flood risk in the property location is considered a very low risk of surface water flood, very low risk from rivers and sea, along with unlikely flooding from Groundwater and Reservoirs. (Details obtained from Gov.UK flood risk area August 2025).

Construction Type - We understand the property to be of a traditional brick construction. The property does not have step free access from the street to inside the property.

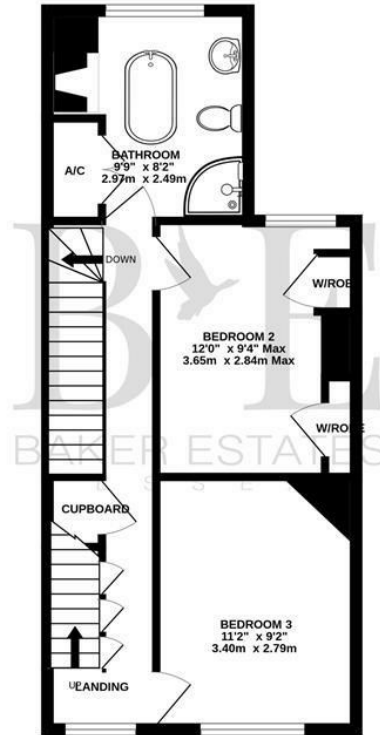




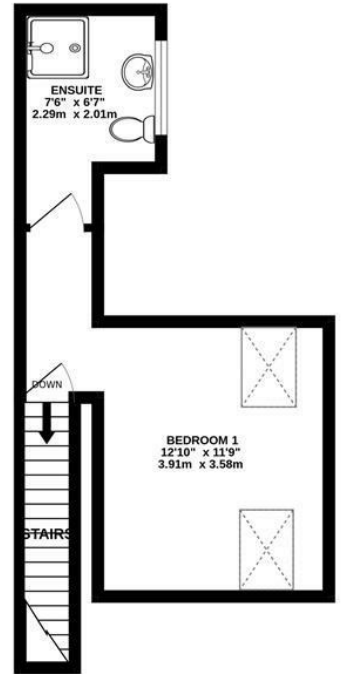
GROUND FLOOR  
547 sq.ft. (50.9 sq.m.) approx.



1ST FLOOR  
417 sq.ft. (38.8 sq.m.) approx.



2ND FLOOR  
258 sq.ft. (24.0 sq.m.) approx.

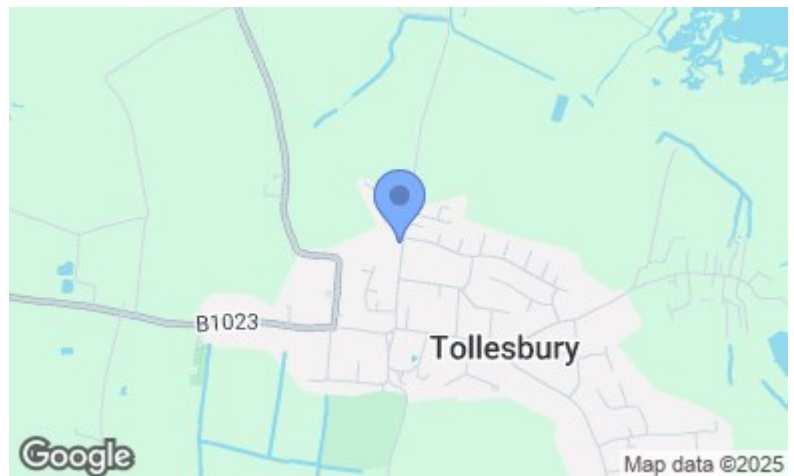


TOTAL FLOOR AREA: 1223 sq.ft. (113.6 sq.m.) approx.

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 ©2025

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

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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.