

oakheart



£500,000

Asking Price

Hyacinth Close, Tollesbury, Maldon

This stunning 5-bedroom detached house is nestled in a tranquil cul-de-sac in the picturesque village of Tollesbury, Maldon, CM9. The property boasts a private driveway for one vehicle and an attached single garage, providing both convenience and security.

Upon entering through the front door, you are greeted by a welcoming hallway that leads to various elegantly designed spaces. To the right, an inviting living room awaits, perfect for relaxation and entertaining. To the left, a spacious, high-specification kitchen features integrated appliances and a dining area, ideal for family meals. At the rear of the hallway, a modern downstairs shower room

with a WC adds to the practicality of the home. The hallway also offers excellent storage solutions under the stairs, perfect for shoes and coats.

The living area is enhanced by bi-fold doors that open onto a generous terrace, seamlessly connecting indoor and outdoor spaces, leading to a beautifully landscaped garden. At the rear of the garden, a large summerhouse provides over 150 square feet of versatile space, currently utilized as a beauty salon by the owner.

Upstairs, the property benefits from an extension that includes a

well-appointed family bathroom featuring a separate shower area and a freestanding roll-top bathtub. The accommodation comprises five bedrooms: three spacious doubles, one large single room, and a smaller bedroom that is perfect for an office or child's room.

Additional features include side gate access to the private garden, along with dedicated storage and refuge areas to the left side of the property.











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Approximate total area¹⁾
 141.24 m²
 1520.29 ft²

Balconies and terraces
 28.05 m²
 301.93 ft²

Reduced headroom
 0.94 m²
 10.12 ft²

(1) Excluding balconies and terraces

Reduced headroom
 Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Local Authority:
Maldon

Tenure:
Freehold

Council Tax Band:
E

Energy Efficiency Rating

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.