



GAME ESTATES

PROPERTY SALES & LETTINGS

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42 West Street
Tollesbury
Essex
CM9 8RJ

Guide price

£350,000 - £375,000



2 Bedroom detached bungalow

Off Road parking

Detached garage & driveway

Oil Fired Central Heating

Open farmland views to rear

Chain free EPC Rating: D

Game Estates are delighted to bring this traditional two-bedroom detached bungalow to the market. Properties like this rarely become available, offering a unique opportunity for new owners to transform this charming bungalow into their dream home.

Located just outside the centre of Tollesbury on West Street, this property boasts a detached garage and stunning farmland views, making it an idyllic retreat. The spacious layout offers plenty of potential for renovation and personalization, allowing you to create a home that truly reflects your style and needs.

The bungalow features a generous living area, a kitchen with ample storage, and two well-sized bedrooms. The surrounding gardens provide a peaceful outdoor space, perfect for relaxation or entertaining. Its popular location in Tollesbury offers the best of both worlds, countryside living with easy access to local amenities and community activities.

- Hall
20' 9" x 3' 2" (6.32m x 0.97m)
Glazed entrance door, radiator, doors to:
- Lounge
14' 5" x 13' 2" (4.39m x 4.01m)
Window to the front and side aspects, two radiators, yorkstone fireplace.
- Kitchen
12' 5" x 11' 3" (3.78m x 3.43m)
Worksurfaces with inset stainless-steel sink with mixer tap, double oven, inset hob and extractor, window to the side aspect, part glazed entrance door, tiled floor, 2 recessed cupboards, recessed immersion cupboard, radiator.
- Dining room
9' 4" x 9' 1" (2.84m x 2.77m)
Radiator, double casement doors to conservatory
- Conservatory
12' 5" x 11' 3" (3.78m x 3.43m)
lean to style, tiled flooring, patio doors to garden.
- Bedroom 1
10' 6" x 12' 1" (3.20m x 3.68m)
Window to the front aspect, fitted four door wardrobes, radiator.
- Bedroom 2
7' 11" x 12' 3" (2.41m x 3.73m)
Window to the side aspect, radiator.
- Bathroom
6' 10" x 5' 8" (2.08m x 1.73m)
Enclosed shower, tiled floor, radiator, obscure window to the rear, wash basin with mixer tap, close coupled WC
- Drive
9' 7" x 72' 0" (2.92m x 21.95m)
Leading to the garage
- Garage
13' 3" x 21' 8" (4.04m x 6.60m)
Coal shed, window to the rear, part glazed door to the side, up and over door.
- Front Garden
26' x 8' (7.92m x 2.44m)
Laid to lawn, low level brick wall to front boundary.
- Rear Garden
72' 0" x 44' 0" (21.95m x 13.41m)
Open farmland views to rear, paved patio area, laid to lawn, double wooden gates, oil boiler, oil tank.
- Shed & greenhouse
- Council Tax Band: D

Property Misdescriptions Act - The seller has agreed that these particulars are correct and accurate description of their property.
 Photographs for guidance purposes only. Any contents, fixtures and fittings shown in the photographs are not included unless otherwise specified.
 All measurements are taken manually and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract. Service and appliances have not been tested and therefore no warranty is offered on their operational condition.



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We make no guarantee, warranty or representation as to its accuracy and completeness.



