



# GAME ESTATES

## PROPERTY SALES & LETTINGS

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4 Heron Mews  
Woodrolfe Farm Lane  
Tollesbury  
CM9 8FB

£350,000



Two bedroom detached Bungalow

Oil central heating

Garage with driveway for one vehicle

Wet Room

Lounge with doors leading to the garden

EPC rating: C

Modern Kitchen/dining room

No onward chain

Situated in the serene area of Tollesbury, Essex, this detached bungalow at Heron Mews offers a practical living arrangement with two bedrooms, a wet room, and a reception room. The property is designed to provide a functional and comfortable lifestyle, featuring off-road parking, a garden, and a garage with a driveway. The absence of an onward chain simplifies the purchasing process, making it an attractive option for those looking to move without delay. The kitchen, designed for practicality, offers sufficient space for meal preparation and storage. It is connected to the rest of the house in a way that ensures ease of movement and functionality. The garden, accessible from the main living areas, provides an outdoor retreat for leisure and gardening activities. Off-road parking for one car and a garage, which can also serve as additional storage space or a workshop. Tollesbury, known for its maritime heritage, offers a peaceful village atmosphere with essential amenities nearby. The area is well-served by local shops, schools, and recreational facilities, making it a suitable location for a range of lifestyles. Public transport links and road networks provide connectivity to larger towns and cities, ensuring that residents can enjoy both the tranquility of village life and the conveniences of urban living.

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.

#### Hall:

9' 3" x 5' 4" (2.82m x 1.63m)

Sealed unit glazed side light panel to the front aspect, loft access with light, cupboard with fuse box, radiator, doors to

#### Kitchen / dining room

15' 8" x 10' 10" (4.78m x 3.30m)

Window to the front, inset stainless steel sink with mixer tap, part obscure glazed door to the garden, integral fridge and freezer, fitted oven, inset hob, extractor, tiled floor, dishwasher and washing machine, airing cupboard housing pressurised hot water system including tank with central heating boiler.

#### Lounge

15' 6" x 11' 8" (4.72m x 3.56m)

Double opening casement doors to garden, radiator.

#### Bedroom 1

10' 3" x 13' 7" (3.12m x 4.14m)

Square bay window to front aspect, radiator, fitted corner wardrobes.

#### Bedroom 2

9' 0" x 7' 11" (2.74m x 2.41m)

Window to the front, radiator, fitted triple wardrobe.

#### Wet Room

10' 2" x 5' 10" (3.10m x 1.78m)

Large wet room. radiator, obscure window to side aspect, close coupled WC, wall mounted wash basin, electric shower, part tiled to walls

#### Garage

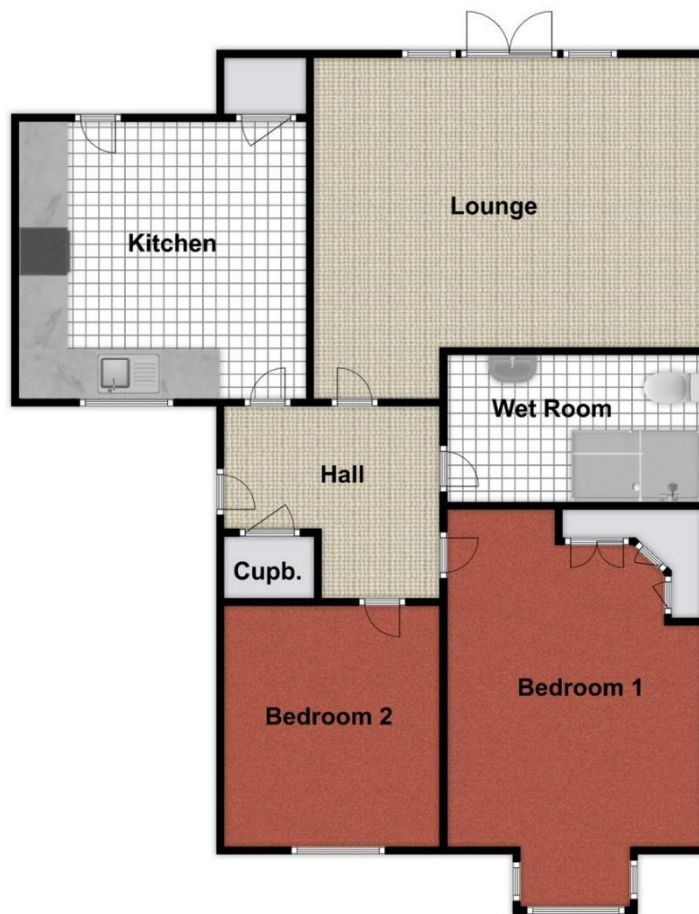
Electric door, part glazed entrance door.

#### Rear Garden

26' 10" x 14' 4" (8.18m x 4.37m)

Oil tank, lawn, water tap, gate to the front, mature trees and shrubs

Council Tax Band: D



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This floor plan is not to scale and is for illustrative purposes only.  
We make no guarantee, warranty or representation as to its accuracy and completeness.





