



## Maltings Road

Battlesbridge

- NO ONWARD CHAIN
- THREE BEDROOMS
- SEPERATE DRESSING ROOM
- EXTENDED TO THE REAR



## Asking price of £425,000

Such an idyllic location with a south backing garden and bespoke separate office / gym. Sitting in the pretty village of Battlesbridge and offered with NO ONWARD chain. Three bedrooms, off road parking and ten minute walk to the station and 45 minute direct trains to Liverpool Street, a rtery roads to surrounding towns. Partially unfinished extension to the rear with everything in place to complete the work.





#### AGENTS NOTES

Set in this wonderful historic village complete with local pub and village pond comes this three bedroom home which has already undergone extensive refurbishment to a high standard including a huge extension across the rear measuring an impressive 24'3 x 14' extending wider to the side. Partially unfinished extension to the rear with everything in place to complete the work.

The location is unrivalled with a short stroll to the local pub and village pond not to mention the popular Antiques centre on your doorstep.

Benefitting from off road parking and a good size south facing garden leading to the newly built bespoke fully fitted office/ gym. Perfect for working independently from home or a small cottage business.

The property offers a great size main bedroom to the first floor with its own dressing room or possible small office together with the family bathroom.

The ground floor features two further double bedrooms,



fitted kitchen and a very cosy lounge leading out to the extension at the rear.

#### **HALLWAY**

#### **LOUNGE**

12' 4" x 12' 0" (3.76m x 3.66m)

#### **KITCHEN**

10' 2" x 9' 10" (3.1m x 3m)

#### **BEDROOM TWO**

12' 4" x 12' 0" (3.76m x 3.66m)

#### **BEDROOM THREE**

9' 8" x 9' 8" (2.95m x 2.95m)

#### **REAR EXTENTION**

24' 3" x 14' 0" (7.39m x 4.27m)

#### **BATHROOM**

#### **BEDROOM ONE**

14' 9" x 11' 10" (4.5m x 3.61m)

#### **DRESSING ROOM**

7' 0" x 6' 6" (2.13m x 1.98m)

#### **SEPERATE OFFICE / GYM**

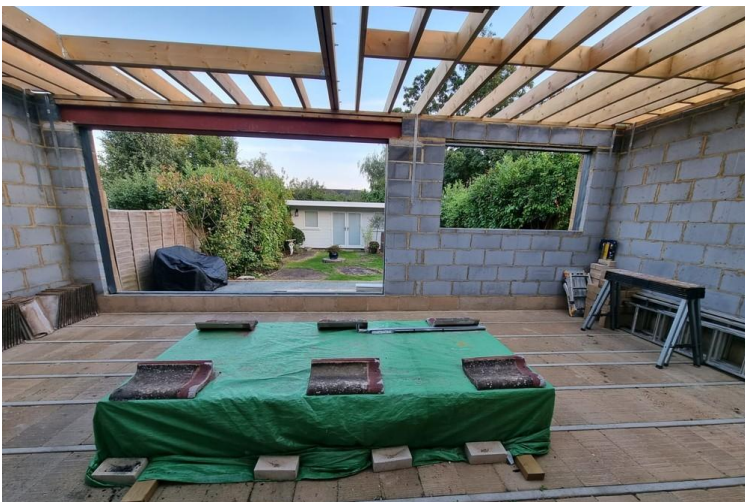
19' 0" x 11' 0" (5.79m x 3.35m)

#### **SOUTH BACKING GARDEN**

#### **OFF ROAD PARKING**

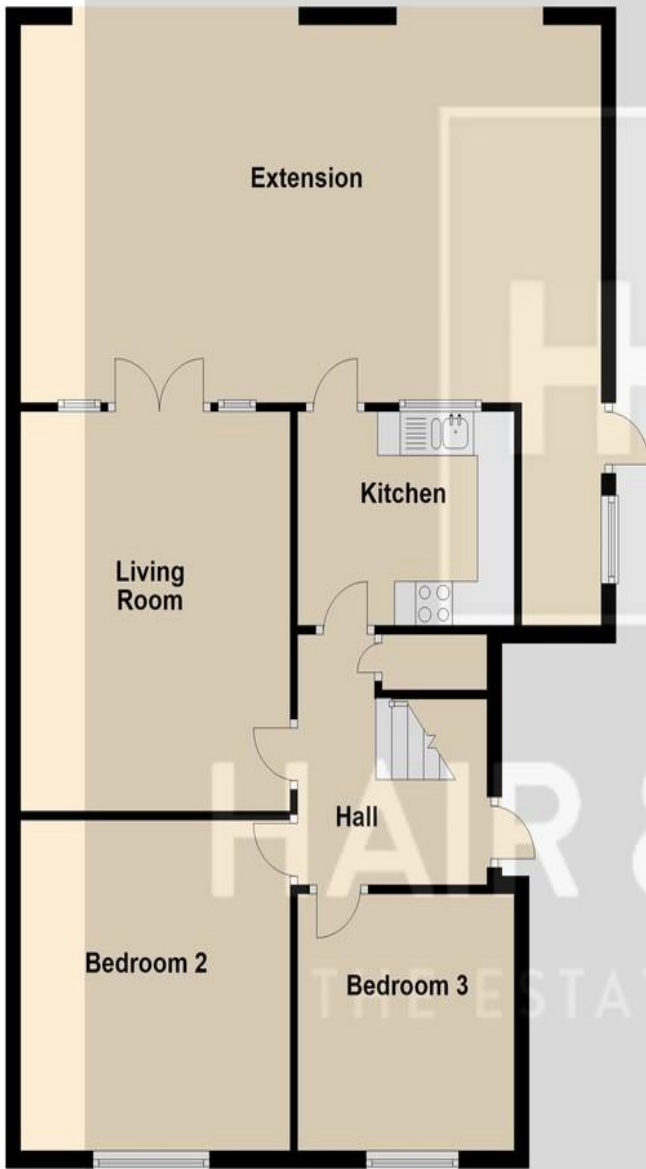
These particulars are accurate to the best of our knowledge but do not constitute an offer or contract.

Photos are for representation only and do not imply the inclusion of fixtures and fittings. The floor plans are not to scale and only provide an indication of the layout.



## Ground Floor

Approx. 92.9 sq. metres



## First Floor

Approx. 38.9 sq. metres



Total area: approx. 131.8 sq. metres

Regulated by RICS

t. 01702 34 11 77

More than an estate agent

[www.hairandson.co.uk](http://www.hairandson.co.uk)

### Residential Sales

190 London Road  
Southend-On-Sea  
Essex SS1 1PJ

