



JOHN ALEXANDER
ESTATE AGENTS



3 Bedroom Semi-Detached House located in Tollesbury.

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Hunts Farm Close Tollesbury Maldon CM9 8QX



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Guide Price
£300,000 to
£325,000

FULL DESCRIPTION

OVERVIEW

We are please to offer this rarely available, extended, 2/3 bedroom, semi detached house in Tollesbury. Offering a 23'6 living room, conservatory, study, off-road parking and a South facing garden. Viewing advised.

GROUND FLOOR

PORCH

6' 9" x 3' 8" (2.06m x 1.12m)

HALLWAY

14' 11" x 5' 9" (4.55m x 1.75m)

Storage cupboard and doors leading off to cloakroom, living room and kitchen

LOUNGE DINER

23' 6" x 12' 0" (7.16m x 3.66m)

Window to front aspect and double door to rear garden. Working fireplace

CLOAKROOM

5' 2" x 2' 3" (1.57m x 0.69m)

Window to side aspect, wash basin and WC

KITCHEN

9' 3" x 8' 1" (2.82m x 2.46m)

Opening to conservatory, fitted wall and base units and space for oven, fridge freezer and washing machine

CONSERVATORY

9' 8" x 7' 4" (2.95m x 2.24m)

Doors to garden and study

STUDY/ UTILITY

9' 8" x 8' 9" (2.95m x 2.67m)

This room was formed from the rear portion of the original garage. It is used as a study and utility room. Personal door to the remaining portion of the original garage

FIRST FLOOR

BEDROOM ONE

10' 11" x 9' 5" (3.33m x 2.87m)

Window to rear aspect and built in cupboard

BEDROOM TWO

The originally designed bedroom two was over 17' wide but has been divided with a stud wall. This wall can easily be removed if you so wish to turn it back into one larger room again. Window to front aspect and built in cupboard

THIRD BEDROOM

8' 4" x 6' 8" (2.54m x 2.03m)

Originally part of bedroom two and separated by a stud wall

BATHROOM

8' 4" x 5' 5" (2.54m x 1.65m)

Window to rear aspect, bath with shower over, wash basin and WC



OUTSIDE

Driveway frontage leading to garage. The rear garden faces South and is mainly laid to lawn with a patio area

GARAGE

9' 10" x 7' 3" (3m x 2.21m)

Electric roller shutter to front and personal door into study.

LOCATION

Tollesbury is a sought after village offering a good range of local services including shops, pharmacy, pubs, cafes, a doctors surgery and a good rated primary school. Nearby you have Tollesbury Wick Marshes - 600 acres of rough pasture, borrowdykes, sea walls, wet flushes, pools and saltmarsh. Tiptree (6 miles) and Maldon (9 miles) offer a broader range of services and large supermarkets





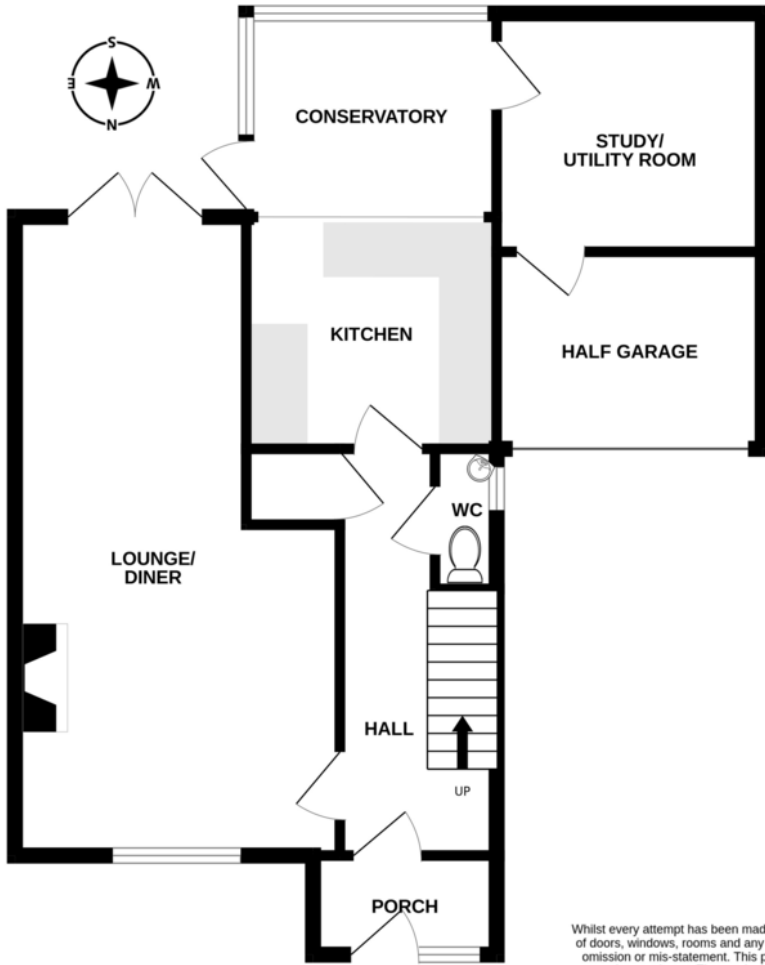


Hunts Farm Close, Tollesbury CM9 8QX

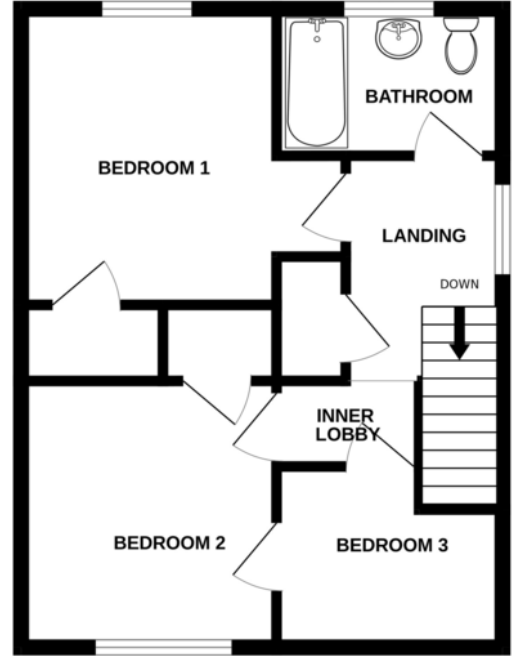


FLOORPLAN

GROUND FLOOR



1ST FLOOR



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.
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