



24 Station Road, Tollesbury , CM9 8RB  
Price £375,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



LOCATED WITHIN THE IDYLIC WATERSIDE VILLAGE OF TOLLESBURY, this beautifully refurbished semi-detached cottage offers a delightful blend of modern comfort and traditional character. Spanning an impressive 1,328 square feet, the property boasts four well-appointed Reception Rooms (including the outbuilding), providing ample space for both relaxation and entertaining. On the first floor, you will find Three Bedrooms, perfect for family living or accommodating guests. The Bathroom is conveniently located to serve all bedrooms and comprises a Four piece Suite. The ground floor features a welcoming Living room, a Dining room, and a contemporary Kitchen/Family Room with a great view across the generous Rear Garden. One of the standout features of this property is the outbuilding, which includes a Playroom and an Office, making it an ideal space for remote work or leisure activities. The Rear Garden, extending approximately 80 feet, offers a tranquil outdoor retreat, perfect for enjoying sunny days or hosting barbecues with family and friends. Parking is a breeze with space for Two vehicles on the Driveway, ensuring convenience for you and your guests. This quality home is not only a wonderful place to live but also a fantastic opportunity to embrace the peaceful lifestyle that Tollesbury has to offer. With its charming surroundings and thoughtful design, this cottage is sure to impress those seeking a perfect blend of comfort and style. Council Tax: C, EPC: E



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>  
1328.05 ft<sup>2</sup>  
123.38 m<sup>2</sup>

(1) Excluding balconies and terraces

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





#### Bedroom 11'9 x 11'1 (3.58m x 3.38m)

Double glazed window to rear, radiator, access to loft.

#### Bedroom 12'0 x 11'9 (3.66m x 3.58m)

Double glazed window to front, radiator, storage cupboard, exposed floor boards.

#### Bedroom 9'11 x 7'8 (3.02m x 2.34m)

Double glazed window to side, radiator, fitted wardrobes.

#### Landing

Exposed brick work space for display unit, stairs down to:

#### Dining Room 14'9 x 10'9 (4.50m x 3.28m)

Double glazed window to side, radiator, feature brick fireplace, exposed brickwork, door to Kitchen and:

#### Living Room 12'0 x 11'9 (3.66m x 3.58m)

Double glazed window to front, exposed floor boards, wood panelled to one wall.

#### Kitchen/Family Room 24' x 10'7 (7.32m x 3.23m)

Entrance door to side, double glazed double doors to rear with double glazed floor to ceiling windows to sides, two radiators, range of matching eye and base level units, integrated fridge/freezer, butler sink with mixer tap set into work surface, space for range cooker with extractor above and splash back, luxury vinyl wood effect flooring.

#### Outbuilding

#### Playroom 17'6 x 8'8 (5.33m x 2.64m)

Door to front, window to side, electric heater, wood effect flooring, door to:

#### Office 8'9 x 6'5 (2.67m x 1.96m)

Window to side, part obscure double glazed window to rear, electric heater, wood effect flooring.

#### Rear Garden approx 80' (approx 24.38m)

Commences with paved patio, access to front via side gate with area to side housing oil tank and external oil fired boiler, sleeper lined raised planting beds, outside tap, remainder mainly laid to lawn, planting borders, bark lined play area to rear, fenced to boundaries.

#### Frontage

Shingle Driveway for two cars, pathway to entrance door

#### Tollesbury

The village of Tollesbury is situated on the Essex coast at the mouth of the River Blackwater, 9 miles east of the historic port of Maldon and 12 miles south of Colchester. Its location makes the village popular with bird spotters, walkers and yachtsman..

Because of it's geographical situation Tollesbury has for centuries, relied on the harvests from both the land and the sea and the village has become known as 'The Village of the Plough and Sail'.

In this day and age, the settlement offers a host of amenities including Public House, Parish Church, Butchers, Bakery, Convenience shops, Doctors surgery, primary school, Open air public swimming pool, two Car Garages and a retained Fire Station.

For secondary education Tollesbury is located between The Plume (Maldon) and Thurstable School (Tiptree).

There is a bus service to Colchester, Maldon and Witham.

#### Agents Note & Money Laundering

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

**MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale



