



10 Brookland, Tiptree , CO5 0BU  
Price £350,000

**Church & Hawes**  
Est.1977  
Estate Agents, Valuers, Letting & Management Agents

NESTLED IN THE CHARMING VILLAGE OF TIPTREE , this well-presented terraced house offers a delightful blend of comfort and convenience. Spanning an impressive 862 square feet, the property features three spacious bedrooms, making it an ideal home for families or those seeking extra space. The property is accessed by the Entrance Hall which leads to an open-plan Kitchen, Living, and Dining Room, which creates a warm and inviting atmosphere perfect for both relaxation and entertaining. The layout is designed to maximise light and space. The property boasts well-maintained front and rear gardens, providing a lovely outdoor space for gardening enthusiasts or simply enjoying the fresh air. Additionally, the presence of two driveways and a garage offers ample parking options. Since owning the property the current sellers have installed both cavity wall and loft insulation. Situated within easy reach of the village centre, residents will benefit from local amenities, shops, and services, making daily life both convenient and enjoyable. Viewing is advised to fully appreciate the size and convenience of this home. EPC: E, Council Tax: C.

**Bedroom 13'9 x 9'4 (4.19m x 2.84m)**  
Double glazed window to front, electric radiator.

**Bedroom 10'0 x 9'7 (3.05m x 2.92m)**  
Double glazed window to rear, electric radiator, wood panelled feature wall.

**Bedroom 8'6 x 7'9 (2.59m x 2.36m)**  
Double glazed window to front, electric radiator, exposed floor boards.

**Bathroom 7'2 x 5'7 (2.18m x 1.70m)**  
Obscure double glazed window to rear, electric heated towel rail, three piece suite comprising p shaped bath with mixer tap and electric shower above and shower screen, low level w.c., wash hand basin with mixer tap and drawer unit below, part tiled to walls and tiled floor.

**Landing**  
Access to loft, access to cupboard housing immersion heater, stairs down to:

**Entrance Hall 13'11 x 6'0 (4.24m x 1.83m)**  
Part obscure glazed entrance door to front, full length obscure double glazed window to front, electric heater, tiled floor, doors to Living/Dining Room and:

**Kitchen 9'5 x 9'4 (2.87m x 2.84m)**  
Double glazed window to rear, range of matching units, space for fridge/freezer, low level oven set into island with four ring electric hob above. space and plumbing for washing machine, butler sink with mixer tap and draining board set into wooden work surface, tiled floor, open plan:

**Living Room 26'8 x 11'10 (8.13m x 3.61m)**  
Double glazed window to front, double glazed bi-fold doors to rear, tiled floor to dining area and wall mounted electric heater, Living Area, feature fireplace with log burning stove, television point.

**Rear Garden**  
Commences with paved and decked seating areas, mainly laid to lawn with timber lined planting beds, stepping stone style pathway to side gate and personal door into:

**Garage 17'5 x 8'4 (5.31m x 2.54m)**  
Up and over door with further parking space to front.

**Frontage**  
Lawned area to side, concrete driveway with paved pathway leading to entrance.

**Agents Note**  
A surveyor noted there may be asbestos in the garage roof (this has not been tested or confirmed).

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.

