



# GAME ESTATES

## PROPERTY SALES & LETTINGS

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40 Station Road  
Tollesbury  
Essex  
CM9 8RB

£325,000



**Three-bedrooms**  
**Semi-detached cottage**  
**Open plan kitchen/lounge/diner with open fireplace**  
**Ground floor cloakroom**  
**Kitchen / breakfast room**

**112' un-overlooked rear garden**  
**Oil fired central heating**  
**Built in 1890**  
**Extension potential sts**

Set in the charming coastal village of Tollesbury, this delightful semi-detached character cottage offers the perfect blend of period charm and modern village living. Renowned for its picturesque marina, scenic coastal walks, and strong community feel, Tollesbury is a highly sought-after Essex village, offering local shops, pubs, a primary school, and excellent access to the beautiful sea wall—ideal for those who enjoy an active, outdoor lifestyle while still being within reach of nearby towns.

Dating back to 1890, this attractive home is full of character and warmth. It features three well-proportioned bedrooms and a welcoming open-plan kitchen/lounge/diner, creating a sociable and versatile living space, complete with a charming open fireplace—perfect for cosy evenings.

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.

Covered open entrance porch

Entrance Hall

14' 1" x 6' 5" (4.29m x 1.95m)

Stairs to first floor, fitted cupboards housing central heating boiler, two doors to lounge, under stair storage cupboard, door to kitchen & cloakroom.

Cloakroom

3' 7" x 2' 6" (1.09m x 0.76m)

White suite comprising close coupled w.c, wall mounted wash basin, wooden floor, extractor fan.

Kitchen

7' 9" x 6' 11" (2.36m x 2.11m)

Work surfaces with inset stainless steel sink unit with mixer tap, drawers and cupboards under, spaces for washing machine, dishwasher, fridge and oven, quarry tiled floor, eye level cabinets, part glazed door to rear garden, open to dining room.

Lounge/diner

23' 3" x 11' 8" (7.08m x 3.55m)

Open fireplace with tiled surround and hearth, window to front aspect, two radiators, patio doors to rear garden.

First Floor Landing

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

Loft access (unchecked), radiator, doors to:

Bedroom 1

11' 10" x 11' 4" (3.60m x 3.45m)

Windows to front aspect, fitted sliding door wardrobe, radiator.

Bedroom 2

11' 2" x 9' 11" (3.40m x 3.02m)

Fitted cupboard with immersion tank and storage, window to rear aspect, radiator.

Bedroom 3

9' 4" x 7' 9" (2.84m x 2.36m)

Window to rear aspect, radiator.

Family Bathroom

6' 4" x 5' 6" (1.93m x 1.68m)

White suite comprising panel bath with shower over and shower screen, close coupled w.c, pedestal wash basin, obscure window to front aspect, tiled to walls, radiator.

Rear Garden

112' 0" x 19' 0" (34.11m x 5.79m)

Not overlooked, laid to lawn, patio areas, mature trees and shrubs, timber fencing to boundaries, oil tank, timber shed

Brick Built Shed/utility

7' 4" x 3' 5" (2.23m x 1.04m)

Power and light connected.

Front garden

18' 0" x 8' 9" (5.48m x 2.66m)


Timber constructed bin store, gravel, mature shrubs, brick and timber fencing to boundaries.

Council Tax Band: B

EPC Rating: F

All measurements are taken manually and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract. Service and appliances have not been tested and therefore no warranty is offered on their operational condition.

# Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		96
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	32	
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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