

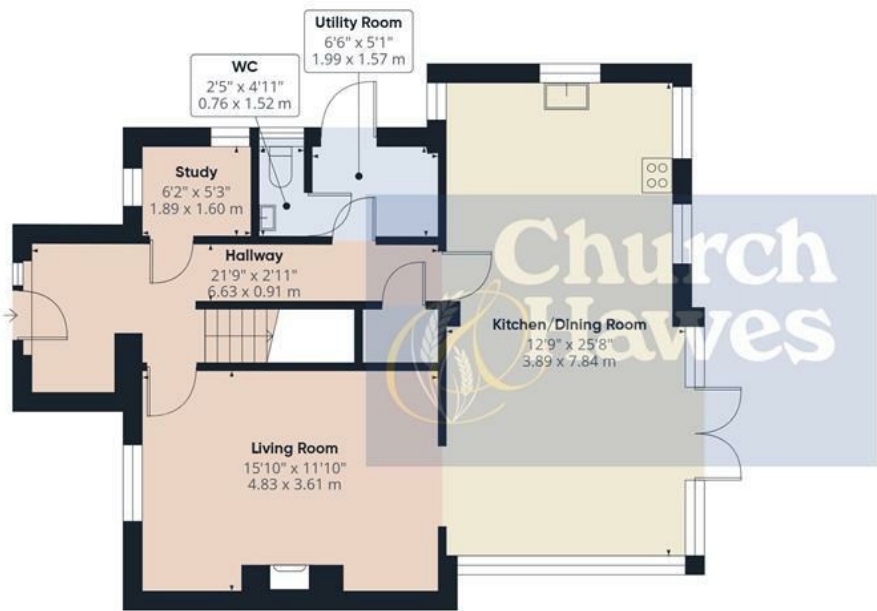


5 Staplers Heath, Maldon , Essex CM9 8NG
O.I.E.O £450,000

EXTENDED AND REFURBISHED THROUGHOUT IS THIS IMMACULATE, WELL PROPORTIONED THREE BEDROOM HOME LOCATED IN THE IDYLIC VILLAGE OF GREAT TOTHAM ON THE FRONT ROW OF SATPLERS HEATH OVERLOOKING THE VILLAGE GREEN! Within reach of the highly regarded Great Totham Primary School.

Accommodation comprises Three First Floor Bedrooms which are serviced by the Four Piece Family Bathroom. The extensive Ground Floor features Reception Rooms in the form of a Study and Living Room. This versatile home also includes a Utility Room and Ground Floor Cloakroom.

The impressive Kitchen/Dining Room is located to the rear of the property and overlooks the Rear Garden. Externally, the property affords an enclosed Rear Garden which is mainly laid to lawn with a range of seating areas which now features a Garden Cabin. The property also offers a generous shingle Driveway providing ample Parking. Looking for a stunning home close to the centre of Great Totham South? This home is for you! The property also has approved plans for the removal of the Conservatory and erection of a two storey extension. Council Tax: C.



Approximate total area⁽¹⁾
1290 ft²
119.9 m²



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Bedroom 11'11 x 9'1 (3.63m x 2.77m)

Double glazed window to the rear, radiator.

Bedroom 16'1 x 8'8 (4.90m x 2.64m)

Two double glazed windows to side, radiator.

Bedroom 11'11 x 8'3 (3.63m x 2.51m)

Double glazed window to front, radiator. feature fireplace.

Bathroom 8'11 x 7'5 (2.72m x 2.26m)

Obscure double glazed window to rear, heated towel rail, white suite comprising freestanding bath, low level w.c., tiled shower unit and wash hand basin, part tiled to walls, wood effect flooring, airing cupboard.

Landing

Double glazed windows to rear, stairs down to:

Entrance Hall

Part obscure double glazed entrance door to front, full length obscure glazed window to front, verticle radiator, storage cupboard, doors to further accommodation including:

Study 6'2 x 5'3 (1.88m x 1.60m)

Double glazed window to front, radiator.

Utility Room 6'6 x 5'1 (1.98m x 1.55m)

Double glazed door to side, space and plumbing for washing machine, space for further under counter appliance, verticle radiator, wood flooring, door to:

Cloakroom 4'11 x 2'5 (1.50m x 0.74m)

Obscure double glazed window to side, low level w.c., wash hand basin with mixer tap and vanity unit, part tiled to walls, wood flooring.

Kitchen/Dining Room 25'8 x 12'9 (7.82m x 3.89m)

Double glazed windows to front, sides and rear,

glazed door to Entrance Hall, double glazed double doors to Rear Garden, wood flooring, range of matching units, space for range cooker with extractor above and LPG gas point, space for fridge/freezer, low level boiler, ceramic 1 1/2 bowl sink drainer unit with mixer tap set into work surface, part tiled to walls.

Living Room 15'10 x 11'10 (4.83m x 3.61m)

Double glazed window to front, verticle radiator, feature fireplace.

Rear Garden

Commences with decked seating area, mainly laid to lawn, with, fenced to bounadries, pathway leading to frontage, oil tabk, access to:

Garden Cabin 10'10 x 7'6 (3.30m x 2.29m)

Windows to side, part glazed double doors.

Frontage

Shingle driveway providing Parking for a number of vehicles, lawned area to front, fenced to side boundaries.

Agents Note, Money Laundering & Referrals

These particulars do not constitute any part of an offer o r contract. All measurements a r e 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 o r 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 (AML) and FINANCIAL SANCTION REGULATIONS:

Intending purchasers will be required to provide identification documentation which is a legal requirement and we would ask for your co-operation in order that there is no delay in agreeing a sale. Church & Hawes use the services of an online verification company so as to ensure the required compliance and satisfy customer due diligence.

Buyers will also be required to complete an Anti Money Laundering Source/Proof of Funds & Buyer Story Questionnaire

REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

