



Church  
Tolleshunt D'arcy Road, Tolleshunt Major, CM9 8LN  
Guide price £575,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Nestled in a picturesque location is this delightful detached home offering an exceptional opportunity to acquire this home with river view glimpses and countryside views. The property is perfectly positioned to enjoy the tranquillity of its surroundings whilst remaining conveniently accessible to the local area. The reception rooms provide ample room for both formal dining and relaxed family living, offering flexibility to suit various lifestyles. The windows ensure an abundance of natural light, enhancing the bright and airy feel of each room. The layout is thoughtfully designed, creating a seamless flow between living areas, perfect for entertaining guests or enjoying quiet evenings at home. The kitchen/breakfast room opens into the lounge and leads to the rear garden

The three bedrooms offer comfortable accommodation offering views across countryside vistas that truly set this property apart. Imagine waking up to such an inspiring outlook every day. The three bedrooms are served by a family bathroom. Externally, the property boasts a private driveway, providing off-road parking for multiple vehicles. Furthermore, the garage offers additional secure parking or valuable storage space, catering to a variety of needs. The gardens surrounding the property are manageable and offer a lovely setting for outdoor relaxation, gardening, or al fresco dining. This detached house represents an ideal purchase for families or those seeking a peaceful retreat without compromising on convenience. The combination of its desirable location, spacious accommodation, and the unique selling point of river view glimpses and countryside views makes it a truly special offering in the property market. Early viewing is highly recommended to fully appreciate the charm and potential of this wonderful home. See Agents Note. Energy Performance Rating E. Council Tax Band E.



**Main Bedroom 13'11 x 11'11 (4.24m x 3.63m)**

Dual aspect with pvc double glazed windows offering countryside views and river view in the distance, radiator.

**Bedroom 2 13'3 x 10'2 (4.04m x 3.10m)**

Dual aspect with pvc double glazed windows to rear and side, radiator.

**Bedroom 3 11'10 x 11'9 (3.61m x 3.58m)**

Pvc double glazed window to front, radiator.

**Study Area**

Pvc double glazed window.

**Bathroom**

Pvc double glazed window, four piece white suite with double ended bath and mixer tap, sink with cabinets below, wc and walk in shower cubicle with shower system. Airing cupboard.

**Landing**

Access to loft, storage cupboard. Stairs down to entrance hall.

**Entrance Porch**

Entrance door and door to entrance hall.

**Entrance Hall**

Radiator, under stairs cupboard. Doors to

**Cloakroom**

Pvc double glazed window, two piece white suite comprising of wc and wash hand basin with cabinet below with matching wall unit, towel radiator.

**Sitting Room 13'6 x 12'1 (4.11m x 3.68m)**

Dual aspect with pvc double glazed windows, radiator, feature fire surround with fire grate.

**Kitchen/Breakfast Room 19'2 x 12'8 (5.84m x 3.86m)**

This impressive room is dual aspect with pvc double glazed windows, selection of base and wall cabinets with space for range cooker with extractor fan and space for American style fridge/freezer. Dish washer and integrated washing machine. Island unit with cupboards. open to dining room/lounge and door to rear garden.

**Dining Room/Lounge 11'11 x 11'10 (3.63m x 3.61m)**

Pvc double glazed window, radiator.

**Rear Garden**

This delightful garden is mainly lawned with views to rear. Outside tap and light. Oil tank to side and shed. Gate to rear leading to recreation park and also access to front via the side.

**Frontage**

Lawned garden with patio area and apple tree. Ample parking on the driveway leading to the garage.

**Garage 15'7 x 11'1 (4.75m x 3.38m)**

Up and over door, power and lighting. Floor mounted oil boiler.

**Agents Note re Roof Insulation**

We understand that the property has spray foam loft insulation.

**Agents Note, Money Laundering & Referrals**

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 (AML) and FINANCIAL SANCTION REGULATIONS:**

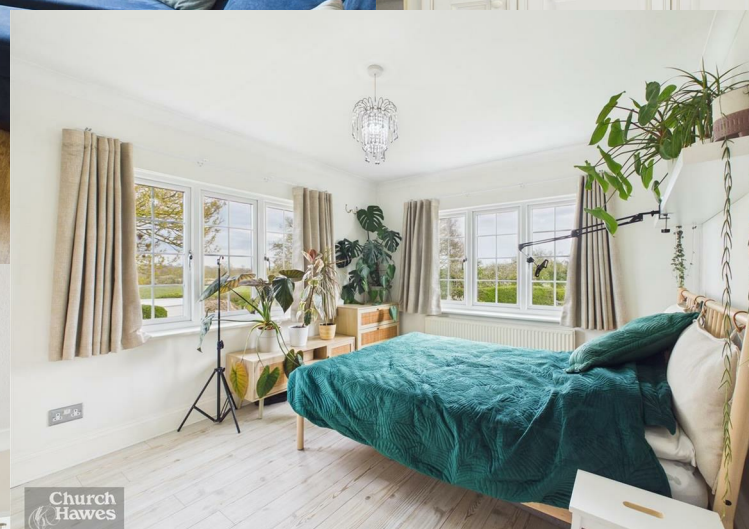
Intending purchasers will be required to provide identification documentation which is a legal requirement and we would ask for your co-operation in order that there is no delay in agreeing a sale.

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.







Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**

1459 ft<sup>2</sup>  
135.5 m<sup>2</sup>

**Reduced headroom**

2 ft<sup>2</sup>  
0.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

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

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