



37 New Road, Tollesbury , CM9 8RE  
Price £425,000

**Church & Hawes**

Est. 1977

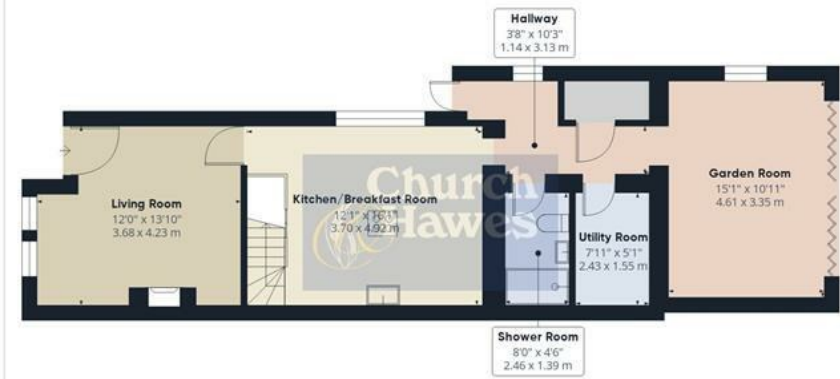
Estate Agents, Valuers, Letting & Management Agents

Welcome to this charming semi-detached home, thoughtfully arranged over three floors, offering a blend of traditional values and modern convenience in the desirable village of Tollesbury. This property boasts Three Bedrooms, Three Bath/Shower Rooms, and Two Receptions, providing ample space for comfortable family living. The ground floor features a welcoming Living Room, a well-appointed Kitchen/Breakfast Room, and a delightful Garden Room with vaulted ceiling, perfect for relaxation or entertaining. A practical Utility Room adds to the home's functionality.

Upstairs, the bedrooms are generously proportioned, with two complemented by a dedicated bath or shower room, ensuring privacy and convenience for all residents. The layout over three floors offers a unique sense of space and versatility, catering to various lifestyle needs. Outside, the property benefits from a private Rear Garden, ideal for outdoor enjoyment, along with a useful Workshop and Shed, providing excellent storage or hobby space.

Tollesbury is a sought-after location, known for its vibrant community and picturesque surroundings, offering village level local amenities, schools, and the beautiful Essex coastline. This home is well presented throughout, reflecting a commitment to quality and comfort. Combining traditional charm with practical features, this property represents an excellent opportunity for those seeking a peaceful yet connected lifestyle. Viewing is essential to fully appreciate the quality and location of this superb home.

Energy Efficiency Rating D.



Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>  
1316 ft<sup>2</sup>  
122.2 m<sup>2</sup>  
  
Reduced headroom  
35 ft<sup>2</sup>  
3.3 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.  
  
GIRAFFE360



**Second Floor**

**Bedroom 10'2 x 7'2 (3.10m x 2.18m)**

Double glazed window to rear, cast iron style radiator, eaves storage, door to:

**En-Suite Bathroom 10'3 x 4'0 (3.12m x 1.22m)**

Double glazed velux windows to ceiling, w.c., bath with mixer tap and handheld shower attachment, wash hand basin with drawer unit below, extractor fan, part tiled walls and tiled floor.

**Second Floor Landing**

Stairs down to:

**First Floor Landing**

Doors to Bedrooms and stairs to ground floor.

**Bedroom 11'0 x 10'9 (3.35m x 3.28m)**

Two sash windows to front, cast iron style radiator, wood flooring, feature fireplace.

**Bedroom 11'10 x 10'4 (3.61m x 3.15m)**

Double glazed windows to rear, cast iron style radiator, fitted wardrobes, door to:

**En-Suite Shower Room 9'5 x 8'0 (2.87m x 2.44m)**

Double glazed window to side, wet area with rainfall shower and handheld attachment, w.c., wash hand basin with mixer tap and drawer unit tiled splash back, cast iron style radiator, part tiled to walls.

**Kitchen/Breakfast Room 16'1 x 12'1 (4.90m x 3.68m)**

Double glazed window to side, under stairs cupboard, range of matching kitchen units, sink/drain unit with mixer tap set into work surface and splash back, space for American style fridge/freezer, breakfast bar, tiled floor.

**Living Room 13'10 x 12'0 (4.22m x 3.66m)**

Two sash windows to front, part glazed entrance

door to front, wood flooring, feature fireplace with log burner.

**Rear Hallway**

Tiled floor, further door to front, access to plant room and:

**Ground Floor Shower Room 8'0 x 4'6 (2.44m x 1.37m)**

Shower unit with rainfall shower and handheld attachment, wash hand basin with mixer tap and double cupboard below. w.c., part tiled walls, tiled floor and extractor fan.

**Utility Room 7'11 x 5'1 (2.41m x 1.55m)**

Space and plumbing for washing machine, range of units with work surface and tiled splash backs, tiled floor.

**Garden Room 15'1 x 10'11 (4.60m x 3.33m)**

Vaulted ceiling with four double glazed velux windows, double glazed window to side, double glazed 4 windows wide bi fold doors with internal blinds to rear to:

**Rear Garden**

Access to side of property with outside tap, paved patio area with log store and screened oil tank, further paved seating area with pergola above, mainly laid to lawn with steps and paved area leading to Timber Shed and Summer House.

**Frontage**

Paved pathway leading to two entrance doors, low level brick wall and hedging to boundaries.

**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.

