

Prince Of Wales Road, Great Totham, Essex CM9 8PX

Offers in excess of £525,000

Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents

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An exceptional opportunity to acquire a substantial five bedroom family home, conveniently located in the sought after village of Great Totham, Essex. This well presented property offers versatile living accommodation, perfect for a growing family. Upon entering, you are greeted by a welcoming atmosphere that extends throughout the home. The Ground Floor features a convenient Bedroom which is served by a modern Wet Room, providing excellent flexibility, particularly for an elderly or disabled family member, or for guests. In addition to this the property benefits from a further Ground Floor Shower Room. The heart of the home is undoubtedly the re-fitted modern Kitchen/Breakfast Room, a bright and inviting space perfect for family gatherings. A dedicated Utility Room adds to the practicality of daily life. The property further benefits from two generous Reception Rooms, a Living Room and a Dining Room, which can be arranged to suit the occupants needs, offering ample space for relaxation and entertaining. Ascending to the first floor, you will find four additional well-proportioned Bedrooms. These are complemented by a Family Bathroom, providing ample facilities for a busy household. The thoughtful layout and modern finishes throughout reflect a home that has been meticulously cared for. Externally, the property boasts a delightful Rear Garden, complete with a charming Summer House, offering a tranquil escape for outdoor enjoyment and al-fresco dining. The front of the property features a substantial block paved Driveway, providing ample off-road parking for multiple vehicles. Location is key, and this home is within easy reach of Great Totham School, making the morning school run a breeze. For commuters, Witham mainline station is approximately 4.5 miles away, providing direct services to London Liverpool Street. Viewing is essential to fully appreciate the space, quality, and lifestyle this superb property offers. EPC: E, C.TAX: E.







Bedroom 11'10 x 10'11 (3.61m x 3.33m)
Double glazed window to front, radiator, coved to ceiling, wood effect flooring.

Bedroom 11'4 x 10'5 (3.45m x 3.18m)
Double glazed window to rear, radiator, coved to ceiling, wood effect flooring.

Bedroom 8'9 x 8'3 (2.67m x 2.51m)
Double glazed window to rear, radiator, wood effect flooring, coved to ceiling.

Bedroom 8'9 x 7'7 (2.67m x 2.31m)
Double glazed window to front, radiator, wood effect flooring, coved to ceiling.

Bathroom 8'3 x 5'7 (2.51m x 1.70m)
Obscure double glazed window to side, suite comprising low level w.c., panelled bath with shower screen, shower mixer tap and further shower head, pedestal wash hand basin with mixer tap, door to airing cupboard, tiled to walls and floor.

Landing
Double glazed window to side, access to loft, stairs down to:

Entrance Hall
Part double glazed entrance door to front, tiled floor, access to loft space, tiled floor, doors to further accommodation including:

Ground Floor Shower Room 5'9 x 3'2 (1.75m x 0.97m)
Obscure double glazed window to side, tiled shower with dual head attachment, low level w.c., wash hand basin with mixer tap, tiled walls.

Living Room 19' x 11'4 (5.79m x 3.45m)
Double glazed window to rear (overlooking the garden), two radiators, feature fireplace, tiled floor, coved to ceiling.

Kitchen/Breakfast Room 19'2 x 12'0 (5.84m x 3.66m)
Two double glazed windows to front, part double glazed door to side, vertical radiator, range of matching units, double stainless steel sink unit set into work surface with mixer tap, electric hob with extractor, two ovens, space for American style Fridge/Freezer, space and plumbing for Dishwasher, tiled floor.

Ground Floor Bedroom/Study 12'4 x 7'10 (3.76m x 2.39m)
Double glazed window to front, radiator, fitted storage, wood effect flooring, coved to ceiling, glazed door to:

Wet Room 4'11 x 4'5 (1.50m x 1.35m)
Velux window to ceiling, heated towel rail, wash hand basin with mixer tap, w.c., shower unit.

Utility Room 4'6 x 3'11 (1.37m x 1.19m)
Velux window to ceiling, two water and waste points for washing machine, space for further appliances, stainless steel sink with mixer tap, tiled walls and floor.

Dining Room 14'11 x 8'6 (4.55m x 2.59m)
Double glazed double doors to rear, double glazed window to rear, vertical radiator, coved to ceiling, tiled floor.

Rear Garden
Range of paved patio areas, outside tap, timber shed and Summer House, Brick built BBQ, oil tank, brick raised planting border, remainder laid to lawn with pathway to side leading to:

Frontage
Substantial block paved driveway providing ample parking, access to Entrance and ramp to side gate.

Great Totham Area Information
Situated in the heart of the Essex countryside, Great Totham is a highly sought-after village offering a perfect blend of rural charm and modern convenience.

The village benefits from a strong community atmosphere, well-regarded local schooling, traditional pubs, village amenities, and excellent access to Maldon, Chelmsford, and major commuter routes. Surrounded by open countryside and scenic walking routes, Great Totham provides an attractive semi-rural lifestyle ideal for families and professionals alike.

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.

Some photographs may have been digitally enhanced using AI for illustrative purposes. These images are intended to help prospective purchasers visualise the property and should not be relied upon as an exact representation of its current appearance or condition. No structural alterations are intended to be depicted. Purchasers should satisfy themselves as to the property's condition and features during their viewing.

MONEY LAUNDERING REGULATIONS (AML) and FINANCIAL SANCTION REGULATIONS:

In accordance with UK Anti-Money Laundering regulations, Church & Hawes are legally required to verify the identity of all purchasers before a property transaction can proceed. Church & Hawes use an online digital identification verification and compliance platform to carry out these important checks on our/your behalf.

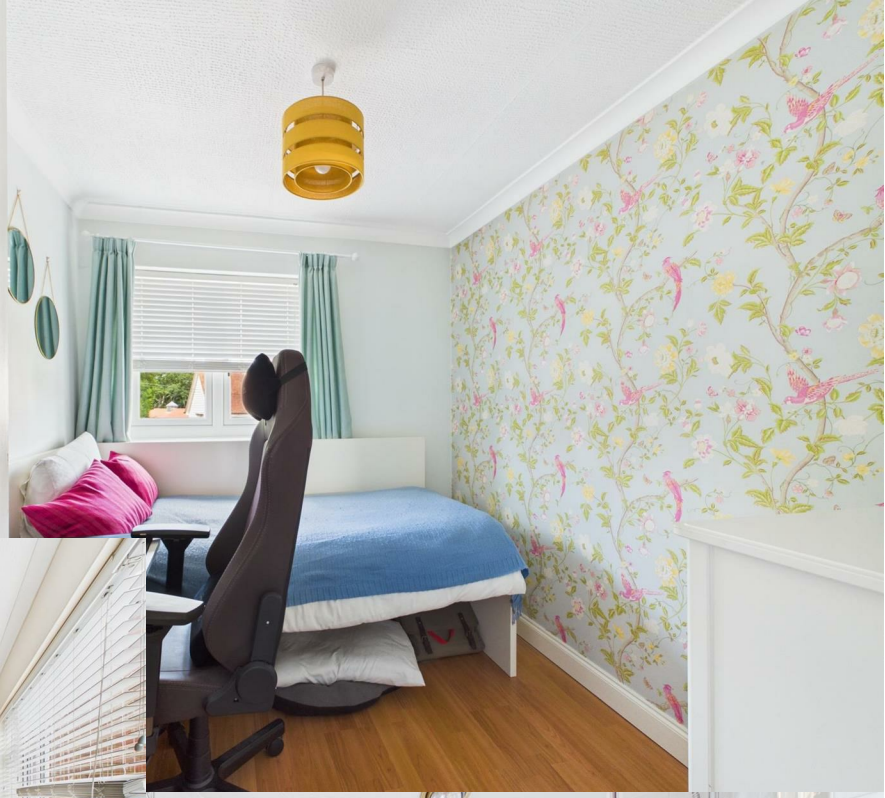
A verification fee payable in advance of £40 per purchaser (including VAT) will apply.

These checks must be completed and successfully verified before we are able to progress with the purchase.

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.


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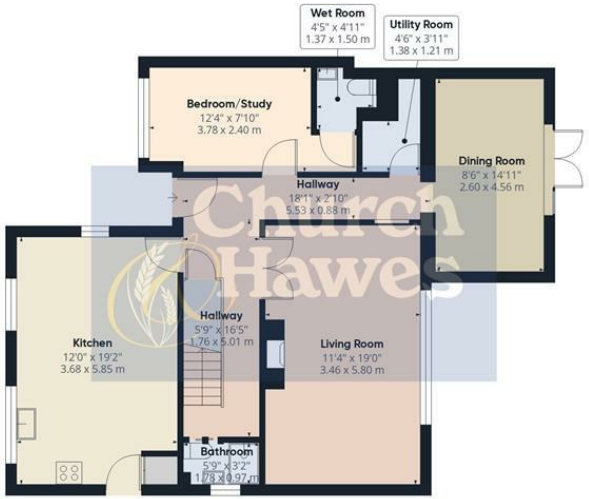



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Floor 0 Building 1



Floor 1 Building 1

Approximate total area(1)

1405 ft²

130.8 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.

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