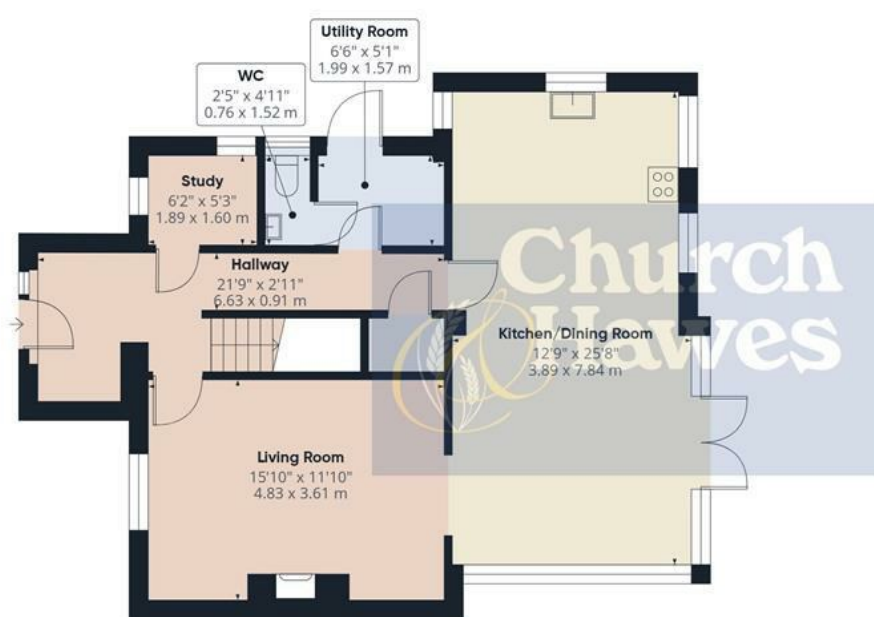
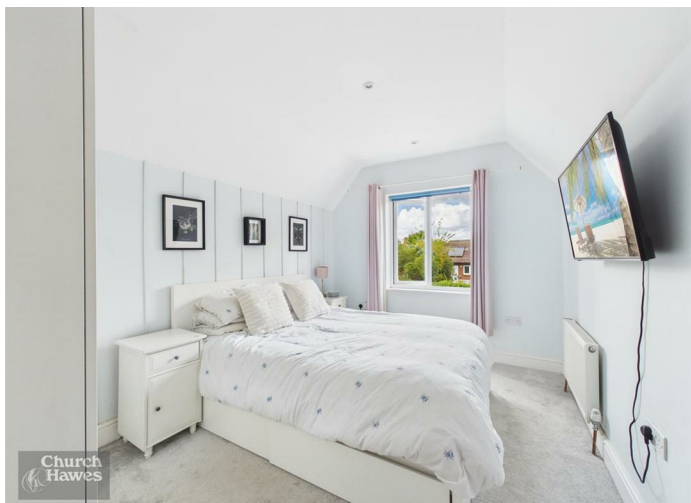




5 Staplers Heath, Great Totham , Essex CM9 8NG
O.I.E.O £450,000

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.



Floor 0



1290 ft²
119.9 m²



Floor 1

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 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.

