



**dm<sup>g</sup>**  
DAVID MARTIN  
GROUP

**Seldon Road**  
Tiptree, CO5 0HH

**£525,000**  
EPC Rating 'F'

- Two/Three Bedroom Detached Bungalow
- Gardens to Front & Rear
- Garage & Off-Road Parking
- Desirable Location





## Property Description

David Martin Estate Agents are delighted to offer for sale this three-bedroom detached bungalow, situated on the highly desirable Seldon Road, a quiet no-through road in the heart of the village of Tiptree, within easy walking distance of local shops and amenities. The property has been improved by the current owners and offers a welcoming entrance porch and entrance hall, a kitchen/diner with side door providing access to the garden, a spacious lounge, three bedrooms (one currently used as a dining room), and a family bathroom. The principal bedroom benefits from fitted wardrobes, providing excellent storage. Externally, the property benefits from a driveway providing off-road parking, garage, front garden, and a generous, enclosed, well-maintained rear garden enjoying a patio seating area immediately to the rear of the property. The insulated summer house benefits from power and lighting, making it ideal for use as a home office or garden retreat.





#### ENTRANCE PORCH

Enter the property via entrance door to front aspect, wall mounted electric heater, door to:

#### ENTRANCE HALL

Built in storage cupboard, door to:

#### KITCHEN/DINER

17' 09" x 8' 11" (5.41m x 2.72m) Comprehensively fitted with wall and base units incorporating a one and a half sink with drainer and mixer tap, tiled splash back, space for rangemaster cooker with extractor over, space and plumbing for washing machine and fridge/freezer, floor standing gas fired boiler, windows to front and side, door to side.



#### LOUNGE

17' 09" x 12' 08" (5.41m x 3.86m) Windows to front and side, radiator, brick-built feature fireplace, archway to:

#### BEDROOM THREE/DINING ROOM

9' 05" x 7' 05" (2.87m x 2.26m) Window to side, radiator.

#### BEDROOM ONE

13' 01" x 10' 07" (3.99m x 3.23m) Window to rear, radiator, fitted wardrobes.



#### BEDROOM TWO

11' 01" x 9' 07" (3.38m x 2.92m) Window to rear, radiator.

#### HALLWAY

Access to boarded loft with ladder and light.

#### FAMILY BATHROOM

8' 10" x 5' 11" (2.69m x 1.8m) Window to side, panel enclosed bath with shower over, low level W.C, hand wash basin, radiator, part tiled walls, airing cupboard.





## OUTSIDE

The property enjoys an attractive frontage with a low brick boundary wall, ornamental metal gates, and a generous driveway providing off-road parking. A well maintained lawn is complemented by mature shrubs, established planting, and colourful flower beds. Gated side access provides convenient entry to the rear of the property.

## REAR GARDEN

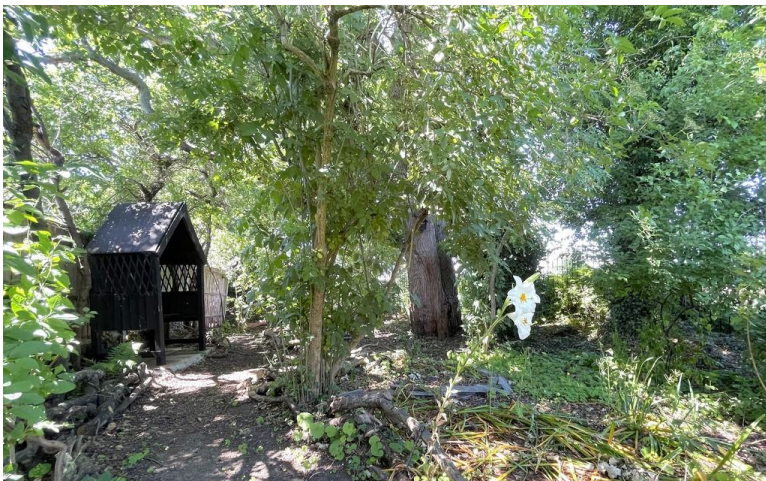
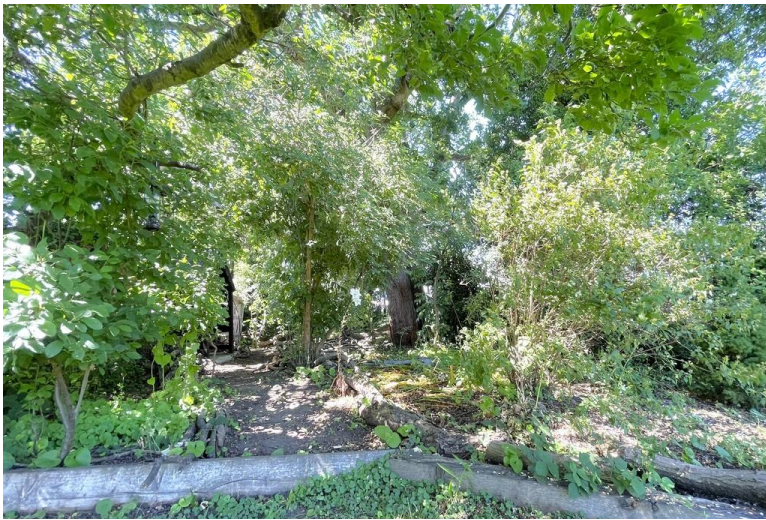
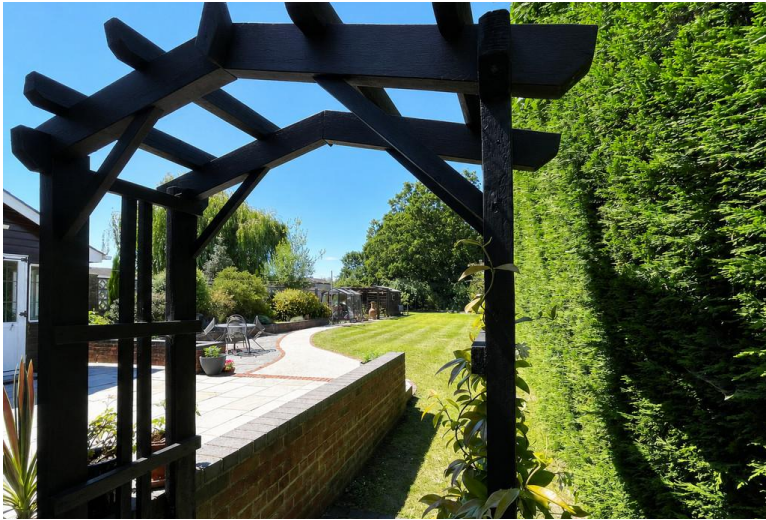
A particular feature of the property is the beautifully maintained rear garden, offering an excellent balance of open lawn, mature planting and private seating areas. A spacious paved terrace provides the perfect setting for outdoor entertaining, leading onto a generous lawn bordered by established trees, shrubs and well-stocked flower beds. To the rear of the garden is a charming wooded area, creating a peaceful and secluded retreat with a delightful natural feel. The garden also benefits from an insulated summer house with power and lighting, ideal for use as a home office, studio or hobby room, together with a greenhouse, garden shed and an outside tap. Enjoying a high degree of privacy, this impressive outdoor space provides a wonderful setting for relaxation, gardening and family enjoyment.



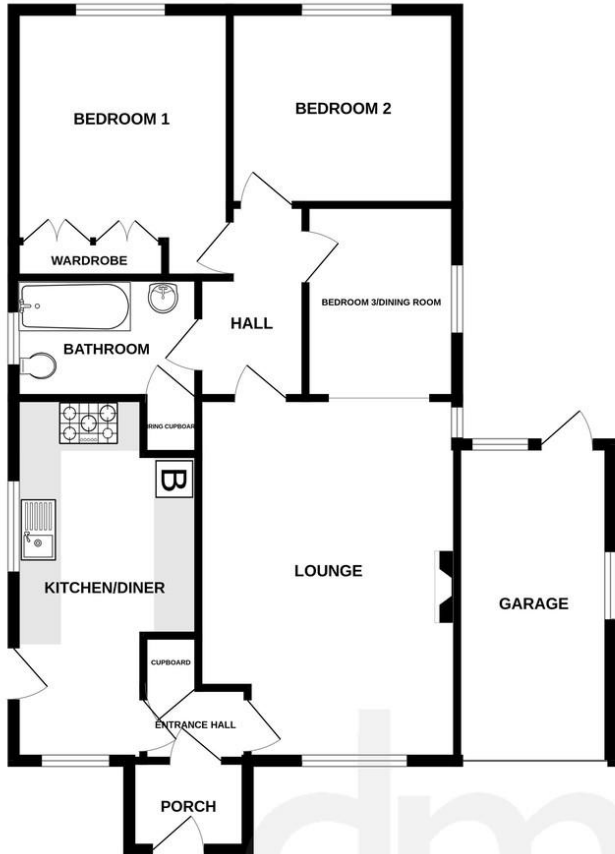


## LOCATION

Tiptree is a highly regarded and well-served village located in the heart of Essex, renowned for its attractive surroundings, strong sense of community and excellent local amenities. The village offers a wide range of shops, supermarkets, cafés, restaurants and leisure facilities, together with highly regarded primary and secondary schooling. Tiptree is perhaps best known as the home of the famous Wilkin & Sons Tiptree Jam factory and tea rooms. Conveniently positioned for access to the nearby towns of Colchester, Witham and Maldon, the village also benefits from good transport links to London via mainline railway stations at Kelvedon and Witham, making it an ideal location for commuters and families alike.



935 sq.ft. (86.8 sq.m.) approx.



TOTAL FLOOR AREA : 935 sq.ft. (86.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E		
21-38	F	32 F	
1-20	G		



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