

9 Hall Road, Great Totham, CM9 8NN



Freehold

£290,000

Subject to contract
Popular village location

2 bedrooms
2 reception rooms
1 bathroom



This two bedroom semi detached house is coming to the market with the benefit of no onward chain and features two bedrooms, two reception rooms, garage and off road parking.

Some details

General information

Situated in the sought after village of Great Totham and coming to the market with the benefit of no onward chain is this semi detached house. The property benefits from two double bedrooms, two reception rooms, kitchen, bathroom, rear garden, garage and off road parking.

Accommodation comprises an entrance door leading into an entrance hall which gives access to all ground floor accommodation and stairs rising to the first floor. A door from the hallway leads into the good size lounge with window to the front aspect, built in feature fireplace with log burner. Whilst a door to the other side leads to the dining room with a window overlooking the garden. The kitchen features a range of base level units inset to worktop surfaces, sink and drainer, space for appliances and a window and door to rear leading to the garden.

The landing gives access to two double bedrooms and the shower room with corner shower cubicle, low level W.C and a window to the front aspect. Bedroom two is situated to the front of the property with a window overlooking the front garden. Bedroom one overlooks the rear garden and features a walk in wardrobe space.

Entrance hall

Lounge

14' 11" x 11' 8" (4.55m x 3.56m)

Dining room

9' 5" x 6' (2.87m x 1.83m)

Kitchen

13' 5" x 8' 11" (4.09m x 2.72m)

Landing

Bedroom one

10' 7" x 10' 3" (3.23m x 3.12m)

Bedroom two

14' 11" x 7' 11" (4.55m x 2.41m)

Shower room

9' 2" x 5' 11" (2.79m x 1.8m)

The outside

The property is approached via a driveway providing off road parking for two cars as well as a garden which is laid to lawn. Access is also given to garage with up and over door. The rear garden is predominantly laid to lawn and enclosed by panel fencing with shingle border and shed to remain.

Where?

Nestled in the Essex Countryside and conveniently located just minutes from everything you need. Great Totham is a parish community that encapsulates village life perfectly. It is enviably located between Chelmsford and close to the town of Maldon. The village boasts a variety of amenities such as excellent primary school, village shop, Church and public house which dates back to the late 17th Century.

Just 2.5 miles away is the town of Maldon with more amenities such as the Blackwater Leisure Centre, Promenade Park, traditional and high street stores, mid-week market and many restaurants to enjoy at your own leisure.

The A12 is only 4 miles away, joined at Witham which links you to both Chelmsford and Colchester. For commuters the nearest train station is also at Witham (or Hatfield Peverel) where there is a direct line into London Liverpool Street in just 44 minutes on a fast service.

Important information

Council Tax Band - C

Services - We understand that mains water, drainage, oil and electricity are connected to the property.

Tenure - Freehold

EPC rating - tbc

Directions

From the Witham office proceed along the Maldon Road heading towards the A12 bridge, under the bridge and taking a left turning into Blue Mills Hill continue into Wickham Bishops. Proceed along The Street taking the left turning into Great Totham Road. At the crossroads go straight over into Walden house Road. At the Second cross roads continue straight over into Hall Road where the property can be found after a short distance on the left hand side.

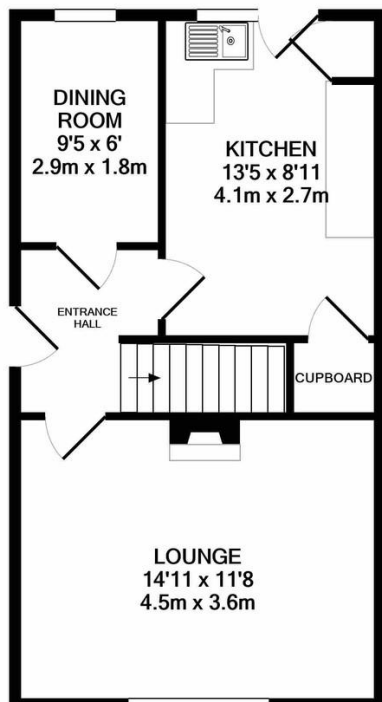
Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

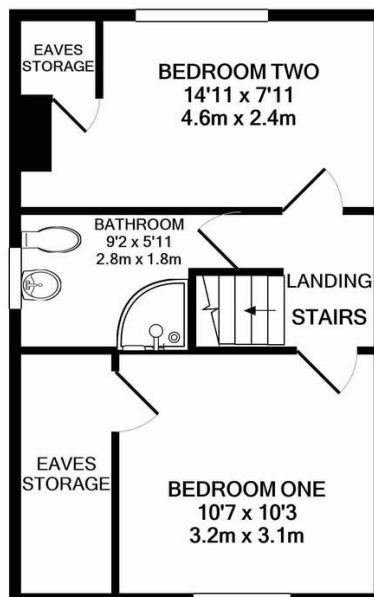
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Viewing

To make an appointment to view this property please call us on 01376 516 464.



GROUND FLOOR
APPROX. FLOOR
AREA 421 SQ.FT.
(39.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 352 SQ.FT.
(32.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 773 SQ.FT. (71.8 SQ.M.)

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