



## 3 Bedroom Detached Bungalow located in Tiptree.

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**JOHN ALEXANDER**  
ESTATE AGENTS

Rectory Road  
Tiptree  
Colchester  
CO5 0SX



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## FULL DESCRIPTION

### OVERVIEW

We are pleased to offer this well proportioned and presented detached bungalow in the heart of Tiptree. Situated within a short walk of Tiptree's amenities and offering three bedrooms, a 23'11 Lounge/ diner, conservatory, South East facing garden, driveway and garage, there is plenty on offer.

### LOUNGE / DINER

**23' 11" x 21' 9" (7.29m x 6.63m)**

Dual aspect windows to side and rear, double doors to conservatory, fire place and oak flooring.

### KITCHEN / BREAKFAST ROOM

**19' 6" x 9' 4" (5.94m x 2.84m)**

Fitted wall and base units with breakfast bar and space for appliances including oven, fridge freezer, washing machine and dishwasher

### BEDROOM ONE

**13' 9" x 12' 3" (4.19m x 3.73m)**

Floating bay window to front aspect and fireplace with electric fire

### BEDROOM TWO

**10' 10" x 8' 9" (3.3m x 2.67m)**

Window to side aspect and fitted wardrobes

### BEDROOM THREE

**9' 7" x 9' 1" (2.92m x 2.77m)**

Window to side aspect

### CLOAKROOM

**5' 5" x 2' 10" (1.65m x 0.86m)**

Window to side aspect.

### BATHROOM

**5' 5" x 5' 4" (1.65m x 1.63m)**

window to side aspect, wash basin and bath with shower over

### CONSERVATORY

**11' 0" x 9' 0" (3.35m x 2.74m)**

Accessed from living room with double doors leading to rear garden

### GARAGE

**18' 4" x 9' 7" (5.59m x 2.92m)**

Electric up and over door to front and access through to workshop

### WORKSHOP

**14' 10" x 8' 4" (4.52m x 2.54m)**

To rear of garage with access door from garden

### OUTSIDE

South East facing, fence enclosed rear garden with artificial grass and patio area

Offers In  
Region Of  
**£525,000**



**LOCATION**

Situated at the Church Road end of Rectory Road, this home is a short walk from two supermarkets, doctors, a library and all local other amenities.





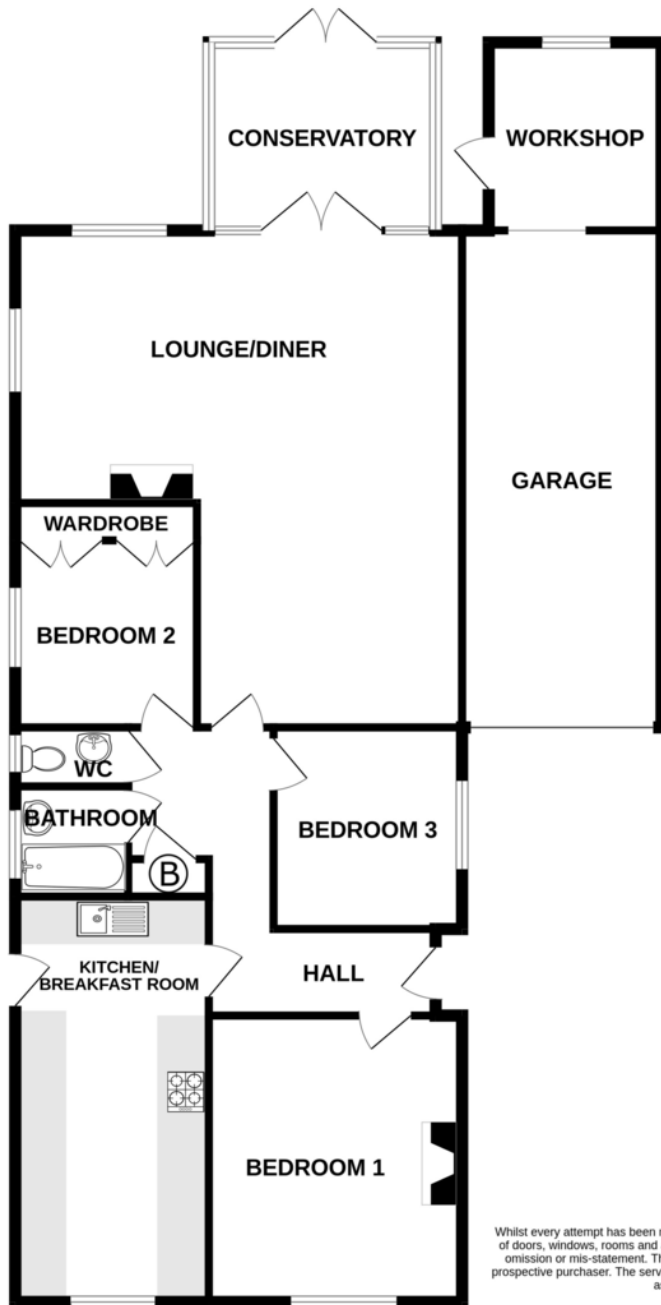


**Rectory Road, Tiptree CO5 0SX**



# FLOORPLAN

GROUND FLOOR



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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