



# 3 Bedroom Semi-Detached Bungalow located in Great Totham.

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**JOHN ALEXANDER**  
ESTATE AGENTS

# Mill Road Great Totham Maldon CM9 8DH



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**Guide Price**  
**£375,000 to**  
**£400,000**

## FULL DESCRIPTION

### OVERVIEW

We are pleased to offer this extended 3 bedroom semi detached bungalow in the rarely available and sought after village of Great Totham. Offering versatile space this room could be easily adapted to a four bedroom if needed as well as offering plenty of reception space. Call now to book your viewing

### RECEPTION / BEDROOM

**22' 4" x 10' 11" (6.81m x 3.33m)**

With a window to the front aspect and two entrance doors from the hallway, this room could easily be split in two to create an extra room if required. Presently set as a second lounge diner, but can easily be repurposed as a bedroom

### KITCHEN

**12' 9" x 9' 5" (3.89m x 2.87m)**

Window to front aspect, fitted wall and base units plus integrated electric hob, oven and microwave plus spaces for Fridge freezer, washing machine, tumble dryer and dishwasher. Access to rear lobby

### REAR LOBBY

**4' 2" x 3' 2" (1.27m x 0.97m)**

Access to kitchen, cloakroom and driveway

### CLOAKROOM

**7' 6" x 3' 8" (2.29m x 1.12m)**

Window to side aspect, wash basin and WC

### LOUNGE / DINER

**20' 9" x 12' 7" (6.32m x 3.84m)**

Double doors to garden and fireplace with electric fire

### SHOWER ROOM

**9' 7" x 7' 7" (2.92m x 2.31m)**

Window to side aspect, under-floor heating, shower, wash basin with vanity unit and WC

### BEDROOM

**12' 11" x 10' 11" (3.94m x 3.33m)**

Sliding doors to conservatory

### BEDROOM

**9' 7" x 7' 7" (2.92m x 2.31m)**

Window to side aspect

### CONSERVATORY

**10' 8" x 9' 1" (3.25m x 2.77m)**

Door to rear garden

### GARAGE

**32' 4" x 8' 5" (9.86m x 2.57m)**

Up and over door to front and a personal door to rear

### GARDEN

East facing low maintenance rear garden



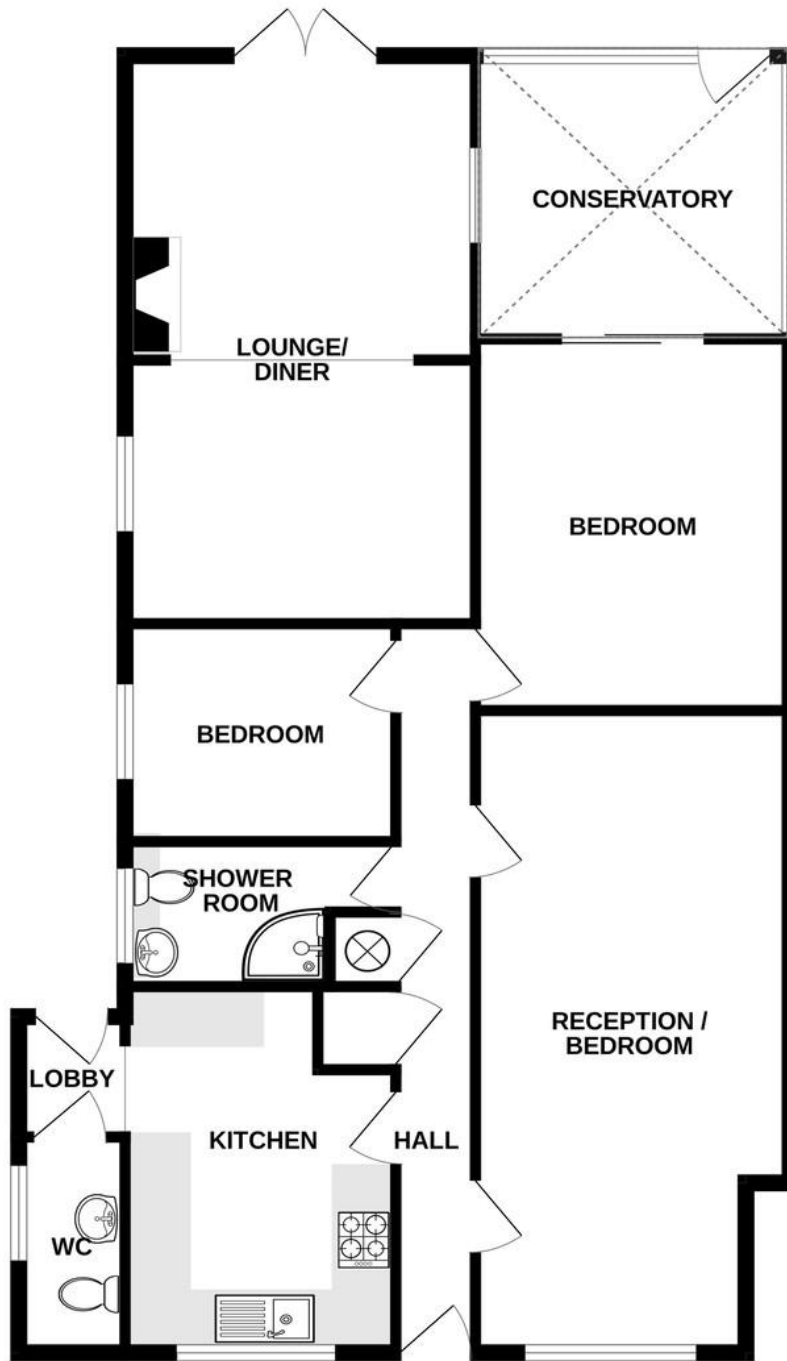
## LOCATION

Great Totham is a sought after and peaceful village sitting more or less equidistant from Tiptree, Maldon and Witham.



## 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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## DIRECTIONS

CONTACT  
1 Church Road  
Tiptree  
Colchester  
Essex  
CO5 0LG

E [info@john-alexander.co.uk](mailto:info@john-alexander.co.uk)

T 01621 814334 [www.john-alexander.co.uk](http://www.john-alexander.co.uk)

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