



## 3 Bedroom Detached Bungalow located in Tolleshunt Knights.

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**JOHN ALEXANDER**  
ESTATE AGENTS



# Brook Road Tolleshunt Knights Maldon Essex CM9 8EX



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## FULL DESCRIPTION

### OVERVIEW

A SPECTACULAR HOME, completed in 2018 and never sold on the open market, a deceptively spacious family bungalow occupying a semi rural plot of approximately 0.30 of an acre. Energy efficiency rating Band B!

The property was built by the current owner occupier and features; Three Bedrooms all with En-suite facilities, an impressive and spacious Kitchen/Dining Room, Sitting Room overlooking the garden and two extremely very impressive outbuildings, which are fully fitted and could have a variety of uses including; Family Retreat, Home Office or Study etc. (the larger of the two buildings) and Garden Room or Studio (the smaller building).

The gardens have been landscaped and extensively stocked with young shrubs and trees. The large patio area, pergola and outbuildings, as mentioned, provide the potential for quality, year round outside entertaining.

### LOCATION

Tolleshunt Knights is a charming village located in the district of Maldon, Essex. Situated in the picturesque countryside, this village offers a peaceful and idyllic setting for residents to enjoy.

Surrounded by beautiful landscapes and green open spaces, Tolleshunt Knights is perfect for those who appreciate a rural lifestyle. The village is known for its quaint cottages, historic buildings, and traditional English charm.

Despite its peaceful atmosphere, Tolleshunt Knights is well-connected and offers easy access to a range of amenities. There are local supermarkets, shops, cafes, and restaurants nearby, providing residents with convenient options for their daily needs.

Nature enthusiasts will find plenty to explore in the area, with the Park Lane nature reserve just a stone's throw away. This reserve offers scenic walking trails, wildlife spotting opportunities, and a chance to immerse oneself in nature.

Transport links in Tolleshunt Knights are excellent, with regular bus services available and convenient road connections to nearby towns and cities. Kelvedon train station is approximately a 15-minute drive away, offering direct services to London and other major destinations.

Families will appreciate the presence of well-regarded schools in the vicinity, including St Lucks CofE Primary School and Mildene Primary School. The peaceful and safe environment of Tolleshunt Knights makes it an ideal place to raise a family.

Overall, Tolleshunt Knights offers a tranquil and picturesque location with easy access to amenities, making it a desirable place to live for those seeking a peaceful countryside lifestyle.

Guide Price  
£650,000 to  
£700,000



#### **ENTRANCE HALLWAY**

**27' 8" x 6' 7" (8.43m x 2.01m)**

Oak Storm Porch and entrance door to Hallway. Two radiators, light oak laminated floor covering, ceiling spot lights, Velux Sun tube, built in storage cupboard, smoke detector

#### **BEDROOM ONE**

**14' x 11' (4.27m x 3.35m)**

Light oak laminated floor covering, radiator, smoke detector, window to front, AC unit.

#### **EN-SUITE BATHROOM**

Free standing double ended bath with free standing mixer tap, wall mounted shower mixer valve, fixed overhead shower rose and handheld shower head. Dual flush low-level WC., timber vanity top with hand wash basin and mixer tap, vanity cupboard below, dual fuel towel radiator, extractor fan, ceiling spotlights, Amtico floor covering, window to side



#### **BEDROOM TWO**

**14' x 11' (4.27m x 3.35m)**

Light oak laminated floor covering, radiator,





smoke detector, window to front, AC unit.

#### **EN-SUITE SHOWER ROOM**

Double shower cubicle with body jet system and handheld shower head. Dual flush low-level WC., timber vanity top with hand wash basin and mixer tap, vanity cupboard below, dual fuel towel radiator, extractor fan, ceiling spotlights, tiled floor area, Velux Sun tube, Amtico floor covering

#### **BEDROOM THREE**

**13' 11" x 11' 9" (4.24m x 3.58m)**

Light oak laminated floor covering, radiator, smoke detector, window to side



#### **EN-SUITE BATHROOM**

Bath with mixer tap, handheld shower head and Mira Azora wall mounted shower unit and screen, hand wash basin, dual flush WC., dual fuel towel radiator, ceiling spotlights, extractor fan, Amtico floor tiles, window to side

#### **CLOAKROOM**

Dual flush low-level WC., timber vanity top with hand wash basin and mixer tap, vanity cupboard below, dual fuel towel radiator, extractor fan, ceiling spotlights, Amtico floor covering

#### **UTILITY ROOM**

**14' x 5' 3" (4.27m x 1.6m)**

Timber countertop, inset composite sink with mixer tap and flexible spray head, base cupboards and space for appliances including plumbing, matching wall cabinets with lighting under and overhead, cupboard housing gas boiler, radiator, smoke and CO2 detectors, extractor fan, access to loft space, ceiling spotlights, Amtico floor covering, door to side.



#### **KITCHEN/DINING ROOM**

**18' 4" x 15' 4" (5.59m x 4.67m)**

Timber counter tops to three sides, composite style sink top with mixer tap and independent spray, span of base units with timber door furniture providing drawers and cupboards with kickboard lighting. Matching wall units including glazed display cabinet with under side and overhead lighting. 5 ring Gas hob, back plate and canopy extractor hood. Double oven, plate warmer, microwave/oven and steam oven. Built in dishwasher, smoke detector and ceiling spotlights. Large radiator, Amtico floor covering, window to rear and French doors to side Island, timber countertop with match cupboards below



#### **SITTING ROOM**

**19' 6" x 13' 9" (5.94m x 4.19m)**

Light oak laminated floor covering, three radiators, windows to side and French doors with glazed lights leading to rear patio, fitted with Henley Wood Burner.





**Brook Road, Tolleshunt Knights CM9 8EX**





## FLOORPLAN

Ground Floor  
Approx. 146.6 sq. metres (1577.7 sq. feet)



Total area: approx. 146.6 sq. metres (1577.7 sq. feet)

The floor plan is for guidance purposes only and has been produced merely to illustrate the relative position of rooms within a building. It is not to scale.  
Plan produced using Planity

## DIRECTIONS

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