



Station Road, Tiptree, Essex CO5 0BB  
O.I.E.O £350,000

**Church & Hawes**  
Est. 1977

Estate Agents, Valuers, Letting & Management Agents



Open House Launch Event, Saturday 18th November 2017, 1.30pm - 2.30pm. Located within Walking Distance of Tiptree's Village centre and it's extensive list of amenities is this Detached Bungalow with No Onward Chain. With potential to add your stamp, this home comprises Sitting Room with elevated Conservatory to the rear allowing the occupant to enjoy the established Garden. Further accommodation incorporates Kitchen, Shower Room and Two/Three Bedrooms which could be adapted to suit needs of the incoming buyer. Externally, there is an established, private Rear Garden and Driveway Parking to the front. Keys are held and viewing is strongly recommended.

### Entrance Hall

Part leaded light obscure double glazed door to front, radiator, access to loft, door to airing cupboard.

### Bedroom 1

14'1 x 12'2 (4.29m x 3.71m)

Double glazed window to front, radiator, exposed floorboards, television point, telephone point, coved to ceiling.

### Bedroom 2

12'10 x 8'11 (3.91m x 2.72m)

Double glazed window to rear, radiator, double wardrobe cupboard with sliding door, television point, coved to ceiling.

### Bedroom 3 / Dressing Room

16'8 x 7'2 (5.08m x 2.18m)

Double glazed window to front, double glazed sliding doors to rear, radiator, television point, coved to ceiling.

### Kitchen

9'7 x 8'11 (2.92m x 2.72m)

Double glazed window to front, double glazed door to side, range of high and low level units, stainless steel single drainer sink unit with mixer tap, space for washing machine, space for oven, space for fridge / freezer, wall mounted boiler, larder cupboard with obscure glazed window to side, part tiled walls, coved to ceiling.

### Shower Room

Obscure double glazed window to side, radiator, pedestal wash hand basin, low level w.c., tiled shower, part tiled walls, coved to ceiling.

### Lounge

12'11 x 12'6 max (3.94m x 3.81m max)

Double glazed double doors to conservatory, radiator, full length double storage cupboard with sliding door, television point, coved to ceiling.

### Conservatory

12'6 x 9'5 (3.81m x 2.87m)

Double glazed windows to side and rear, double glazed door to side, wood effect floor, polycarbonate ceiling.

### Frontage

Driveway Parking for several vehicles, low level wall to front, planting area to one side.

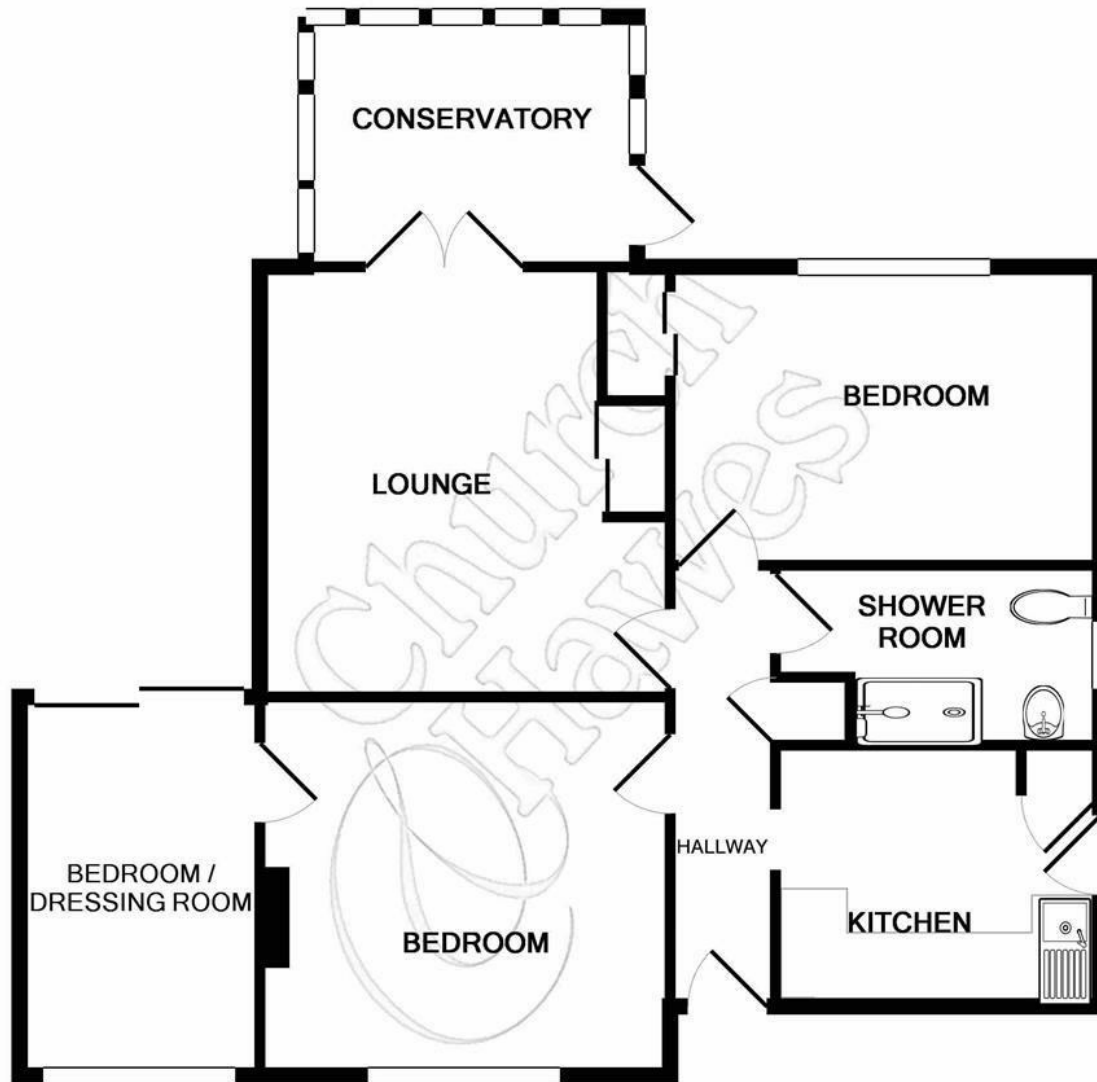
### Rear Garden

app 66' in length (app 20.12m in length)

Paved seating area, range of planting areas with established trees and shrubs, Greenhouse, timber shed to rear, ramp leading up to Bedroom 3, access to front via side gate.

### Agents Notes

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy him/herself as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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