



Foster Road, Great Totham, Maldon, Essex, CM9 8PZ
£425,000



An extended four bedroom family home which is situated in the popular village of Great Totham and within walking distance of the local convenience store and primary school. The property benefits from an integral garage, off street parking and a private west facing rear garden. On the ground floor there is a spacious living room which is open to a dining room, a separate sitting room, kitchen and ground floor WC.

- **FOUR BEDROOM DETACHED HOUSE**
- **INTEGRAL GARAGE AND OFF STREET PARKING**
- **WITHIN WALKING DISTANCE OF LOCAL VILLAGE SHOP AND PRIMARY SCHOOL**
- **PRIVATE WEST FACING REAR GARDEN**
- **EXTENDED TO THE FRONT OF THE PROPERTY**



Entrance

A composite entrance door with obscure leaded light glazed inset opens up into the:-

Entrance Hall

Built in storage cupboard. Radiator. Door leading to:-

Living Room

This spacious reception room has a staircase which turns and rises to the first floor landing with a storage cupboard beneath. There is a double radiator, coved cornice to ceiling and a fireplace. The room is open to the:



Sitting Room



Situated at the rear of the property with views over the rear garden via double glazed sliding patio doors this bright sitting room has coved cornice to the ceiling and a radiator.



Dining Room

Forming part of the extension to the front of the property the dining room draws lots of natural light from a large double glazed window which over looks the front garden. There is coved cornice to the ceiling and a radiator.

Kitchen



The kitchen is fitted with wood panelled units to both base and eye levels with work surfaces that extend along three sides. There is a one and a half bowl stainless steel sink drainer unit which sits beneath a window over looking the garden. There is cupboard

which houses the oil fired boiler and space for free standing appliances.

Rear lobby

Exterior door with double glazed insert opening onto the rear garden.

Ground floor WC

Fitted in a white two piece suite which comprises a low level flush WC and a wall mounted wash hand basin. There is a radiator, fully tiled walls and an obscure double glazed window to the side.

First Floor Landing

Landing

Obscure double glazed window faces the side elevation.

Bedroom One



This is situated at the front of the property and has double glazed windows to the front and side. There is a double radiator and coved cornice to the ceiling.

Bedroom Two



Double glazed window over looking the rear garden with radiator set beneath. Coved cornice to the ceiling.

Bedroom Three



Double glazed window over looking the rear. Coved cornice to the ceiling with radiator.

Bedroom Four

Double glazed window facing the front. Radiator.

Family Bathroom



Fitted in a white three piece suite with a close coupled WC, a vanity wash hand basin with cupboards beneath and a panelled bath with hand held shower attachment and over head electric shower.

Exterior

Rear Garden

The rear garden is planted with a wide variety of mature shrubs and trees and has been landscaped in levels with a lower terrace that provides a private place to sit and steps that lead up to the remainder

where there is a green house and a shed. The garden has a westerly aspect and is very private.



Front Garden

There is an independent drive way which leads to the integral garage that provides off street parking. There is an area laid to lawn planted with trees and shrubs.

PROPERTY MISDESCRIPTIONS ACT 1991

The Agents not tested any apparatus, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Adviser. References to the Tenure of the property are based on information supplied by the Vendor. The agent has not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.