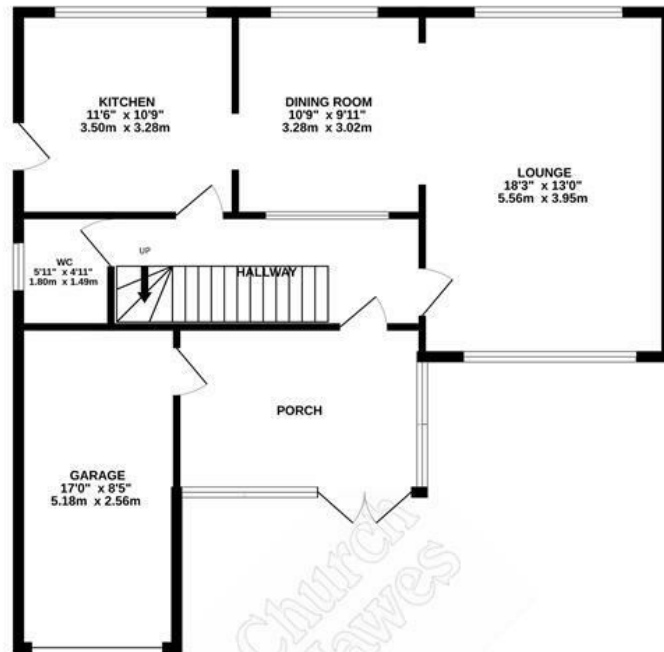
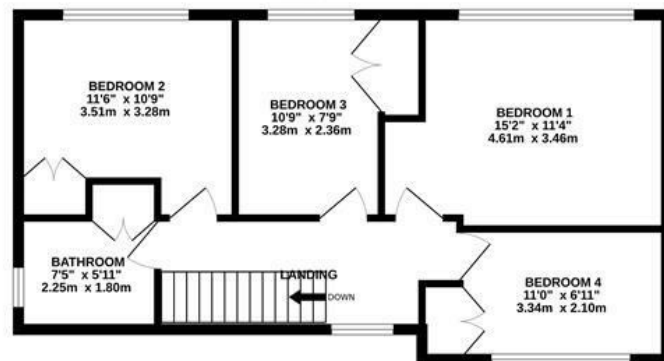


GROUND FLOOR  
850 sq.ft. (78.9 sq.m.) approx.



1ST FLOOR  
593 sq.ft. (55.1 sq.m.) approx.



TOTAL FLOOR AREA: 1443 sq.ft. (134.0 sq.m.) approx.

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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# Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



## Beitna Church Lane, Stow Maries, CM3 6SL

Built in 1965 and only having two owners since conception, this charming property is set in the beautiful village of Stow Maries. The property offers a spacious and inviting layout and is flooded with light throughout through the large feature windows. The ground floor is entered via a welcoming entrance porch leading into a generous hallway and WC. The lounge provides ample space with dual aspects, while the adjacent dining room is ideal for family meals and gatherings. The well-appointed kitchen overlooks the garden. Upstairs, the first floor boasts four bedrooms, including a sizable master bedroom and three additional bedrooms, all offering ample storage. A three-piece family bathroom serves the upper floor. Outside, the property includes a rear garden measuring 50' in width and 35' in depth, providing a lovely outdoor space for leisure and entertainment. Additionally, there is a garage and a spacious driveway with a frontage of 60' depth and 50' width, ensuring ample parking. This home is located in a quiet no through road and is within short distance of the local church, community hall and Three Rivers Golf Club. Tenure: Freehold - Council Tax Band: E - EPC Rating: To Follow.

**Price £535,000**



## Accommodation

### GROUND FLOOR

Entrance Porch 13' x 8'9 (3.96m x 2.67m)

Hallway: 16'10 x 5'11 (5.13m x 1.80m)

Lounge: 18'3 x 13' (5.56m x 3.96m)

Dining Room: 10'9 x 9'11 (3.28m x 3.02m)

Kitchen: 11'6 x 10'9 (3.51m x 3.28m)

Ground Floor WC

### FIRST FLOOR

Bedroom One: 15'2 max x 11' (4.62m max x 3.35m )

Bedroom Two: 11' x 9' (3.35m x 2.74m)

Bedroom Three: 11' x 8'3 (3.35m x 2.51m)

Bedroom Four: 11' x 6'11 (3.35m x 2.11m)

Three Piece Family Bathroom

### EXTERIOR

Rear Garden: 50' width x 35' (15.24m width x 10.67m)

Garage: 17' x 8'6 (5.18m x 2.59m)

Driveway & Frontage: 60' depth x 50ft width (18.29m depth x 15.24mft width)

### AGENTS NOTE:

We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order, nor have we made any of the relevant enquires with the local authorities pertaining to planning permission and building regulations. The buyer is advised to obtain verification from their solicitor or Surveyor.

VIEWING - By appointment with the Vendor's Agents CHURCH & HAWES 01245 329429 WE ARE OPEN - Monday to Friday 9am-6pm - Saturday 9am-5pm.

- Charming Property Set in the Beautiful Village of Stow Maries.
- Good Size Plot on a No Through Road
- Ample Off Street Parking and Attached Garage
- Four Well Proportioned Bedrooms with Storage
- Oil Fired Heating and Double Glazing
- Easy Access to Cold Norton, Maldon and South Woodham Ferrers
- 60ft x 50ft Frontage
- Village Location
- No Onward Chain
- Tenure: Freehold - Council Tax Band: E - EPC Rating: To Follow.

