

oakheart



£650,000

Offers In Excess Of  
The Street, Little Totham, Maldon

Nestled in the charming village of Little Totham, this modern house offers a delightful blend of comfort and style. Boasting a turn-key finish, this property is ready for you to move in and make it your own. With two spacious reception rooms, & home office there is ample space for both relaxation and entertaining guests.

The house features five well-proportioned bedrooms,

providing plenty of room for family or guests. The two bathrooms ensure convenience for all, making morning routines a breeze. Set on a large, wide plot, the property benefits from a generous outdoor space, perfect for enjoying the tranquil rural surroundings, whilst offering scope (sstc) to allow the property to grow in size as you may require

The location is ideal for those seeking a peaceful lifestyle while still being within reach of local amenities. Little Totham offers a quaint village atmosphere, making it a wonderful place to call home. This property is not just a house; it is a sanctuary where modern living meets the beauty of the countryside. Don't miss the opportunity to view this exceptional home.





UTILITY  
BOX

SIEMENS

Easy Care  
Cupboard Extra Dry  
Iron Dry  
Shoes 75  
Wool 80  
Lingerie  
Cotton  
Cupboard Extra Dry  
Iron Dry  
Outdoor  
Hygiene  
Mixed Fabrics  
Warm

Adjust Level  
Drying Time  
Finish In  
Status  
Less Ironing  
Low Heat  
Buzzer  
Start/Pause





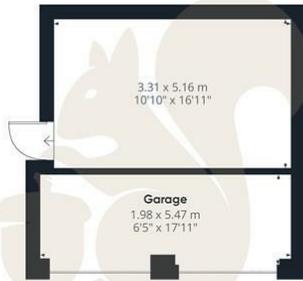




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area<sup>(1)</sup>

168.6 m<sup>2</sup>  
1817 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:

Tenure:  
Freehold

Council Tax Band:

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>74</b>
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

Oakheart Chelmsford  
01245 800181  
chelmsford@oakheart.co.uk  
20 Victoria Road, Chelmsford, Essex, CM1 1PA

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