

**CURTIS O'BOYLE**

Sales & Lettings

Walden House Road, Great Totham

CM9 8PN





# Walden House Road, Great Totham

CM9 8PN

£450,000

Located in the heart of the popular village of Great Totham, just north of Maldon, this three-bedroom semi-detached home offers a rare opportunity to secure a property with exceptional potential on a generous plot.

Set back from the road with a 52 feet width frontage and detached garage, the property features a traditional layout that includes a lounge, separate dining room, and a compact conservatory overlooking the garden. While the home requires modernisation throughout, it offers an excellent canvas for buyers looking to create their ideal home in a desirable village setting.

To the rear, side and front the property benefits from a good size garden, ideal for families or keen gardeners and providing useful additional space with potential for extending. (STPP).

**ENTRANCE HALL** Obscure double glazed entrance door and window to front aspect, radiator, coved to smooth ceiling, understairs cupboard red quarry tiles under carpet.

**LOUNGE** 13' 1" x 12' 6" (3.99m x 3.81m) Double glazed bay window to front aspect, two radiators, open fireplace, coved ceiling, under the carpet are original floorboards.

**KITCHEN** 10' 5" x 7' 11" (3.18m x 2.41m) Double glazed windows to front and side aspects, obscure double glazed door to conservatory, smooth ceiling, wall and base units, stainless steel sink unit, tiled splashbacks, pantry cupboard, space for washing machine, red quarry tiles, door to:

**DINING ROOM** 10' 6" x 10' 5" (3.2m x 3.18m) Double glazed window to rear aspect, radiator, oil fired boiler, fitted cupboard, under the carpet is original parquet floor.

**CONSERVATORY** 8' 2" x 7' 3" (2.49m x 2.21m) Glazed to three aspects, double glazed door to rear garden.

**FIRST FLOOR LANDING** Double glazed window to side aspect, smooth ceiling, loft access.

**BEDROOM ONE** 13' x 9' 9" (3.96m x 2.97m) + recess. Double glazed window to front aspect, smooth ceiling.

**BEDROOM TWO** 12' 7" x 10' 5" (3.84m x 3.18m) Double glazed window to rear aspect, radiator, smooth ceiling, airing cupboard.

**BEDROOM THREE** 9' 11" x 7' 7" (3.02m x 2.31m) max. Double glazed window to front aspect, radiator, textured ceiling.

**BATHROOM** Obscure double glazed window to rear aspect, radiator, panelled bath with shower over, pedestal wash hand basin, close coupled WC, part tiled walls.

**OUTSIDE** 0.13 Acre Plot With a 52 width frontage the lawned garden wraps around to the side and rear of the house providing excellent potential for extending (stpp). Shingled driveway to the front leading to a detached garage. Panelled fencing, greenhouse.

**GARAGE** 23' 1" x 10' (7.04m x 3.05m) Up and over door, door to side, windows to side and rear, power and light connected.

**OUTBUILDING** 9' 4" x 4' 6" (2.84m x 1.37m) Timber entrance door, power and light connected, outside tap and water pipes inside to enable plumbing for a washing machine, attached WC to rear.



To view this property call Curtis O' Boyle Estate Agents on **01621 855558**

GROUND FLOOR  
775 sq.ft. (72.0 sq.m.) approx.

1ST FLOOR  
426 sq.ft. (39.6 sq.m.) approx.



AWAITING EPC

18 High Street Maldon, , Essex, CM9 5PJ

Tel: 01621 855558

Email: [maldon@curtisoboyale.co.uk](mailto:maldon@curtisoboyale.co.uk)

[www.curtisoboyale.co.uk](http://www.curtisoboyale.co.uk)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

**CURTIS O'BOYLE**

Sales & Lettings