



3 Smythe Row The Street, Stow Maries, CM3 6RU

PLEASE NOTE: To avoid disappointment, viewings are reserved for buyers ready to proceed — including those with a sale agreed or no property to sell. Presented to a beautiful specification, Smythe Row demands your immediate attention. The property exudes character, maintaining a cottage feel with features such as sash windows, vaulted ceiling and fireplaces. Nestled in the charming village of Stow Maries, this stunning home really does have it all. From the 120ft rear garden back open fields, a cosy lounge with wood burner, an essential WC and fully stocked utility room, off street parking for 5 vehicles and a multitude of features that must be seen. Offering easy access to Maldon and South Woodham Ferrers in a picturesque location, this property comes highly recommended. Tenure: Freehold - Council Tax Band: C - EPC Rating: TBC

Price £425,000



GROUND FLOOR

Composite door into: -

ENTRANCE HALLWAY

Doors to rooms.

BEDROOM 1 12'5" x 8'10" (3.78m x 2.69m)

PVCu double glazed sliding sash window to front, recess to fire, smooth ceiling.

BEDROOM 2 10' x 11' (3.05m x 3.35m)

PVCu double glazed sliding sash window to front elevation.

BEDROOM 3 11'10" x 8' (3.61m x 2.44m)

PVCu double glazed sliding sash window to rear.

BATHROOM

Three piece white suite comprising panel enclosed bath with shower over, wash hand basin, back to wall w.c., stainless steel heated towel rail.

LOUNGE 14' x 11'10" (4.27m x 3.61m)

PVCu double glazed sliding sash window to side, recessed cast iron log burner, raised hearth, coved cornice to smooth ceiling.

INNER HALLWAY

Built-in storage cupboard.

UTILITY ROOM/CLOAKROOM W.C. 9'5" x 5'10" (2.87m x 1.78m)

PVCu double glazed window to side, granite work surface with inset stainless steel sink unit, mixer tap, plumbing for washing machine, built-in storage cupboards, back to wall w.c.

KITCHEN 14'10" x 11'9" (4.52m x 3.58m)

Vaulted ceiling, two PVCu double glazed windows to rear, granite work surface, eye and base level units, integrated combi microwave/oven, electric double oven, integrated dishwasher, fridge.

EXTERIOR

FRONT

Shingle driveway with parking for upto five vehicles.

REAR GARDEN 120' x 40' approx. (36.58m x 12.19m approx.)

Double gates providing side access. Raised patio area with remainder laid to lawn with flower and shrub borders, garden backs onto fields.

WORKSHOP 18' x 12' (5.49m x 3.66m)

Power and light heating, insulated, WIFI.

AGENTS NOTE

Agents Note & Money Laundering & Referrals

AGENTS NOTE: 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 themselves 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.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there is no delay in agreeing a sale

REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

- Three spacious bedrooms
- Cosy lounge with wood burner
- Feature vaulted ceiling
- Sash windows for character
- 120ft garden with field views
- Off-street parking for 5
- Located in Stow Maries
- Easy access to Maldon
- Heat pump & underfloor heating
- Viewing highly recommended

