



Totham Hill Green, Maldon , Essex CM9 8DX  
£1,950

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

AVAILABLE NOW! Discover this recently updated five-bedroom house to let in a stunning semi-rural Totham Hill Green location, offering ample parking and a rear garden. Presenting an exceptional opportunity to let a recently updated five-bedroom house, perfectly situated in the highly sought-after semi-rural location of Totham Hill Green. This property offers a harmonious blend of modern living within a tranquil setting, making it an ideal family home. Upon entering, you are greeted by a well-appointed interior that has been thoughtfully updated throughout. The ground floor features a spacious Living Room, providing a comfortable and inviting space for relaxation and entertaining. The heart of the home is undoubtedly the expansive Kitchen/Dining Room, designed for contemporary living and perfect for family meals and social gatherings. Convenience is further enhanced by a Bathroom located on the ground floor, alongside an additional Bathroom on the first floor, ensuring ample facilities for a busy household. The flexible layout offers up to Five Bedrooms, providing versatile accommodation that can adapt to various family needs, whether for sleeping, home office use, or hobbies. Externally, the property truly shines. The stunning semi-rural location offers a peaceful retreat whilst remaining conveniently accessible. Ample Parking is available on the Driveway, a significant advantage for multiple vehicles. The Rear Garden provides a private outdoor space, complete with workshop access, offering potential for storage or a dedicated hobby area. This home benefits from an Air Source Heat Pump, contributing to its impressive EPC rating of C, highlighting its energy efficiency. Council Tax is rated E. Viewing is essential to fully appreciate the quality and lifestyle this property offers, combining modern comforts with a desirable location.



**Bedroom 18'1 x 11'11 (5.51m x 3.63m)**

Double glazed window to front, double glazed velux window to rear, radiator, wood effect flooring.

**Bedroom 18'2 x 10'9 (5.54m x 3.28m)**

Double glazed window to front, double glazed velux window to rear, radiator, wood effect flooring.

**Bathroom 7'7 x 6'4 (2.31m x 1.93m)**

Obscure double glazed window to rear, heated towel rail, suite comprising low level w.c., wash hand basin with mixer tap and vanity unit, panelled bath with mixer tap, shower aove and shower screen, further storage cabinets, part tiled to walls and tiled floor.

**Landing**

Wood effect flooring, stairs down to:

**Entrance Hall**

Entrance door, tiled floor, full length storage cupboard, doors to further accommodation including:

**Bedroom 10'9 x 10'9 (3.28m x 3.28m)**

Double glazed window to front, radiator, wood effect flooring.

**Bedroom 13'9 x 8'9 (4.19m x 2.67m)**

Double glazed window to front, radiator, woor effect flooring.

**Bedroom/Study 10'8 x 7'10 (3.25m x 2.39m)**

Double glazed window to side, wood effect flooring, radiator.

**Bathroom 8'0 x 5'4 (2.44m x 1.63m)**

Obscure double glazed window to side, suite comprising low level w.c., wash hand basin with vanity unit, panelled bath with central shower above, heated towel rail, part tiled to walls and tiled floor.

**Living Room 14'8 x 11'10 (4.47m x 3.61m)**

Double glazed sliding patio doors to rear, radiator, feature fireplace, coved to ceiling.

**Kitchen/Dining Room 17'4 x 12'6 (5.28m x 3.81m)**

Kitchen area features double glazed window to side, radiator, range of matching units, space and plumbing for washing machine, space for range cooker (existing can be purchased by the tenant and remain), extractor above, tiled splash backs and tiled floor open to:

Dining Area featuring part double glazed door to side, double glazed door to rear, space and plumbing for appliance, tiled floor.

**Rear Garden**

Part lawned, part paved fenced to boundaries, door to:

**Workshop/Shed 10'11 x 8'2 (3.33m x 2.49m)**

Door to side, double glazed window to rear, power and light connected.

**Agents Notes**

Thank you for your enquiry regarding property to let. Most of the properties are offered for letting part furnished, although some may also be available either unfurnished or fully furnished.

We shall be pleased to arrange viewing of properties which are of interest to you, usually by agreement with the owner or present tenant. Where properties are currently vacant, accompanied viewings can be arranged, usually during normal business hours.

A Homelet reference will be undertaken, this will include details of your bank, employment, (accountant, if you are self employed) personal referees and any previous landlords, they will also carry out a credit check. So as to satisfy the RIGHT TO RENT REGULATIONS, please supply your UK/EU PASSPORT, NON EU PASSPORT and RIGHT TO STAY VISA IF NON EU PASSPORT, DRIVING LICENCE and also a UTILITY BILL (not more than three months old) showing your current address. Before the application can begin we will need the above along with the PRE LET QUESTIONNAIRE, REFERENCE FORMS, PET / DECORATING request forms, HOLDING DEPOSIT and the ACKNOWLEDGMENT FORM returned fully completed and signed, without these we are unable to proceed with your proposed rental. COMPANY LETS ARE CHARGED AT £250 PER REFERENCE and a £160 CHARGE FOR THE PREPARATION OF THE TENANCY AGREEMENT. Your application will then be processed by a Reference Agency, we usually receive approval within two or three working days but please allow at least seven.

Church & Hawes require a holding deposit of one weeks rent in order to proceed with the application, this can be converted into part payment of the actual 5 week security deposit or the initial rental payment once the references and tenancy agreement have been approved. If the tenancy does not proceed due to no fault of your own (IE landlord deciding not to rent the property, the holding deposit will be returned) If the tenancy does not proceed due to your own circumstances including reference refusal, then the holding deposit will not be returnable. Please see accompanying holding deposit acknowledgment sheet for further information. One weeks holding deposit is the rent multiplied by 12 months and then divided by 52. For example (Rent of £1,000 pcm x 12 = £12,000 divided by 52 = £230.77 holding deposit.

Properties are offered for letting on Assured Shorthold Tenancies of 6 or 12 months only. Subject to availability a further extension to the term may be arranged.

A security deposit, equal to 5 weeks of the total rent for the property, which is held during the tenancy as security for the rent (by Church and Hawes as stakeholder for security breaches of the tenancy agreement, therein defined, Church and Hawes are members of the tenancy deposit scheme), furniture, condition of the property and all breaches of the tenancy agreement. N.B. Both the deposit together with the first months rent, in advance are payable upon signing the Tenancy Agreement and must be cleared funds made by Electronic transfer (please ask for our bank details), Bankers Draft or printed Building Society Cheque. Any personal cheque will necessitate 5 working days for it to clear before you will be able to take up occupancy. CASH IS NOT ACCEPTABLE.

Pets are usually not permitted but may be considered by special arrangement in individual cases

Church & Hawes Maldon are introducers; Reference Checks are not carried out within the office. Please complete the relative forms and return them to this office where we can forward the forms to the Reference Agency, or send directly to our Lettings Management office, 4 High Street, Maldon, CM9 6PJ. If you would like to contact our lettings manager for any reason please ask a member of staff and we will be pleased to supply you with contact details.

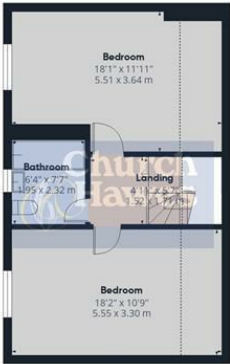
At Church & Hawes, our commitment to you is of paramount importance and to ensure this and to give you peace of mind, we are members of the National Association of Estate Agents (NAEA) The Property Ombudsman (TPOS), Office of Fair Trading (OFT), National Approved Lettings Scheme (NALS), Tenancy Dispute Scheme (TDS), Property Mark Client Money Protection Scheme. Please contact your local office for further information.







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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

1487 ft<sup>2</sup>  
138.4 m<sup>2</sup>

Reduced headroom

76 ft<sup>2</sup>  
7.1 m<sup>2</sup>

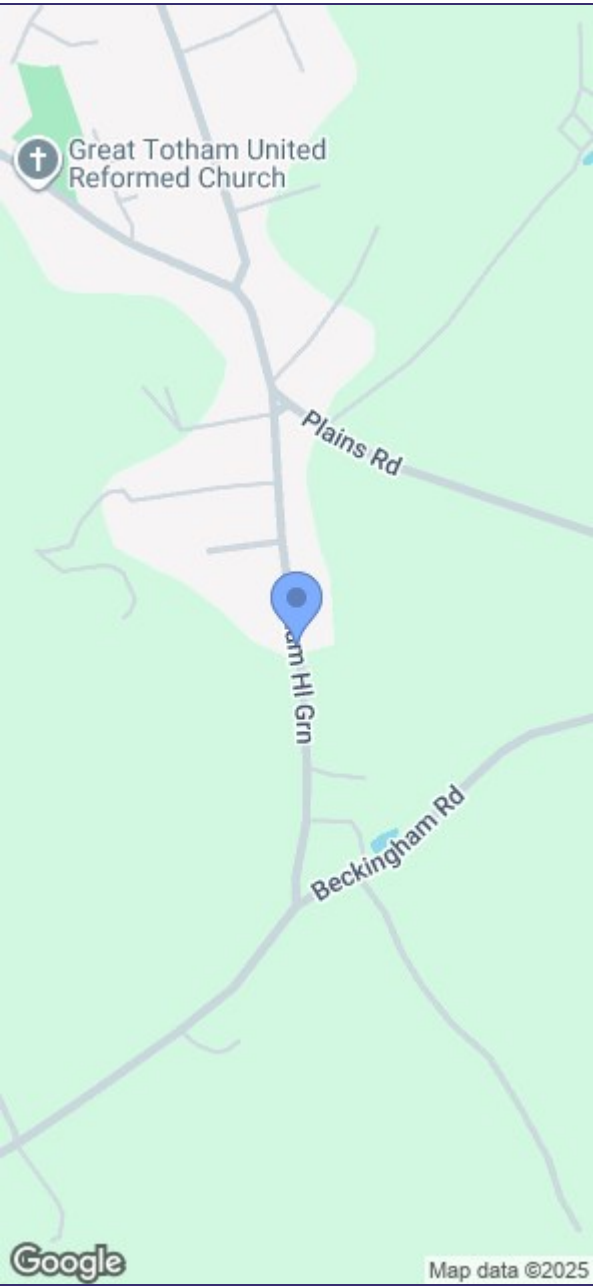
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

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