



**3 Prince Of Wales Road, Great Totham, CM9 8PX**  
**Guide price £525,000**





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### Some More Information

From the entrance door you enter the L shaped entrance hall which provides access to all rooms. To the front of the property the spacious kitchen is fitted with a range of eye and base level cupboards and drawers beneath worktops with spaces for appliances and boiler cupboard. The sitting room is accessed via double doors and has a large picture window overlook the rear garden and central to the room is the open fire with Marble stone surround and hearth. Beyond the L shape corridor leads to the ground floor bedroom with window to the front elevation, fitted wardrobes and en-suite shower room. The shower room is fitted with a high-level W.C. wet room shower and wash hand basin with glazed door separating from the bedroom area. Continuing along the entrance hall the utility area has two areas of work surface, stainless steel sink and space for two appliances. Beyond the dining room offers French doors leading out to the rear garden but could also be utilised as a study or playroom. Completing the ground floor accommodation is the shower room, located off the entrance hall the sliding door gives access to the room which is fitted with a shower enclosure with folding shower door, low level W.C. and wash hand basin.

To the first floor there are 4 bedrooms and the family bathroom. Bedrooms one and three have windows to the rear overlooking the rear garden whilst bedrooms two and four are located to the front. Accessed from the U-shaped landing the family bathroom comprises panel enclosed bath with shower over, low level W.C., bidet and wash hand basin.

### Externally

To the front of the property the block paved driveway provides off street parking for up to 5 vehicles with ramped access leading along the front to the gated side access, which in turn leads to the side and around to the rear garden.

The rear garden is separated into two distinct areas commencing with a slightly raised paved area along with a timber summer house. The balance of the garden is laid to lawn with a further timber shed along with a second paved area to the rear of the dining room French doors.

### Location

Located just 0.5 miles from Great Totham Primary School with its "good" Ofsted rating, and 0.4 miles Great Totham Village Shop & Post Office, along with a Church, village hall and public houses. The nearby village of Wickham Bishops also offers a Library, village shop and Post Office, Mrs Salisbury's Tea Rooms, along with Health Food shop, estate agents, nail salon and two hair salons. Located just 2.3 miles from the property is Benton Hall, Golf, Health, and Country Club, which offers not only an 18-hole championship golf course as well as the "Bishops" par 3, 9-hole course. The health club offers various classes along with indoor swimming pool, gymnasium, spa and creche facilities.

The historic quayside town of Maldon, is located approximately 3.4 miles away, provides a mixture of shops from independent, regional, and national retailers, schools, restaurants, and social amenities. The nearest railway station can be found at Witham, just over 3.9 miles away. For the golfing enthusiast, Forrester's Golf Club can be found 1.3 miles away.

### Entrance Hall

#### Kitchen/Breakfast Room

19'2" x 11'10" (5.84m x 3.61m)

#### Sitting Room

19'6" x 11'4" (5.94m x 3.45m)

#### Dining Room

15'0" x 8'6" (4.57m x 2.59m)

#### Utility Room

7'11" x 4'5" (2.41m x 1.35m)

#### Shower Room

5'9" x 3'2" (1.75m x 0.97m)

#### Bedroom Five

12'5" x 7'11" (3.78m x 2.41m)

#### Shower Room

5'0" x 4'11" (1.52m x 1.50m)



### Bedroom One

11'5" x 10'4" (3.48m x 3.15m)

### Bedroom Two

12'0" x 11'1" (3.66m x 3.38m)

### Bedroom Three

8'10" x 8'5" (2.69m x 2.57m)

### Bedroom Four

8'11" x 7'8" (2.72m x 2.34m)

### Bathroom

8'4" x 5'6" (2.54m x 1.68m)

### Services

Council Tax Band - E

Local Authority - Maldon District Council

Tenure - Freehold

EPC Rating - E

Broadband Availability - Ultrafast Fibre Broadband Available with speeds up to 1000mbps (details obtained from Ofcom Mobile and Broadband Checker) - July 2025.

Mobile Coverage - It is understood that the best available mobile service in the area is provided by O2 & EE (details obtained from Ofcom Mobile and Broadband Checker) - July 2025.

Flooding from Rivers and Sea - Very Low Risk

Flooding from Surface Water - Very Low Risk

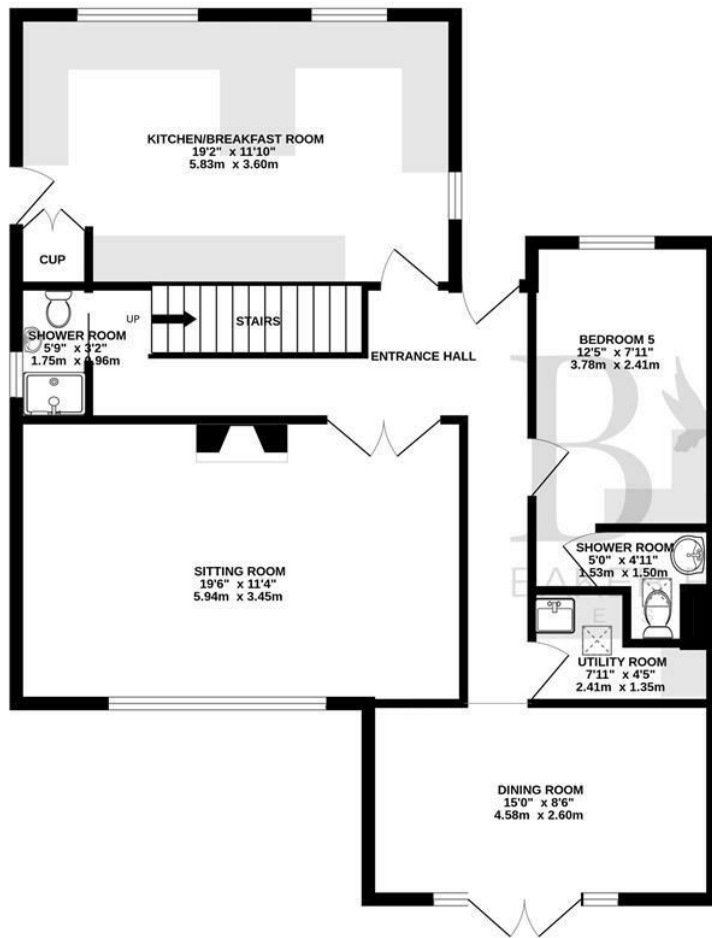
Flooding from Reservoirs - Unlikely In This Area

Flooding from Ground Water - Unlikely In This Area

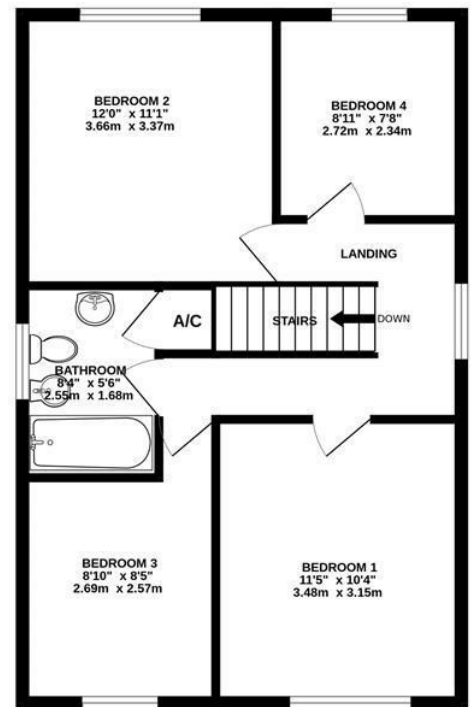
Flood Risk - Data Taken from Gov.UK Flood Map - July 2025.



GROUND FLOOR  
912 sq.ft. (84.7 sq.m.) approx.



1ST FLOOR  
574 sq.ft. (53.3 sq.m.) approx.

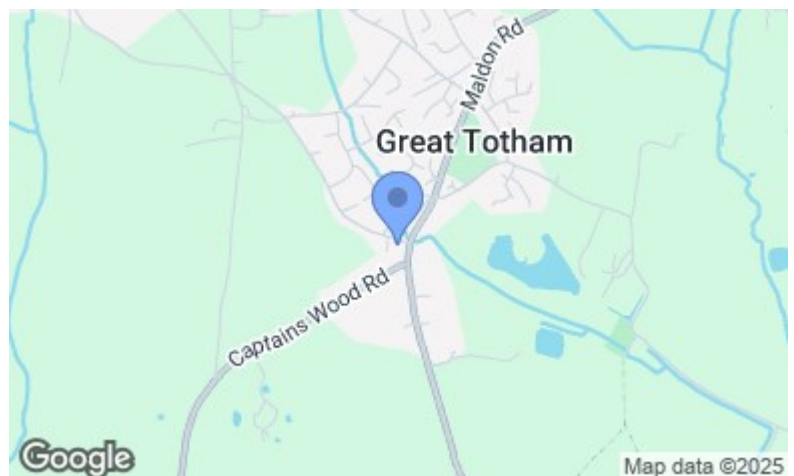


TOTAL FLOOR AREA : 1486 sq.ft. (138.1 sq.m.) approx.

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	EU Directive 2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.