



Mill Road, Tillingham, Essex CM0 7SY  
Offers in excess of £400,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



Set along a quiet no through turning within the sought after semi-rural village of Tillingham, which is just a short drive to Southminster's railway station, is this extended, improved and extremely well maintained detached family home. Light and airy living accommodation commences on the ground floor with an inviting entrance hall leading to a living room, dining/sitting area, study and impressively sized kitchen/diner. The first floor then offers a spacious landing leading to a family bathroom, separate WC and four double bedrooms, one of which is complimented by an en-suite shower room. Externally the property enjoys a stunning rear garden with the added benefit of a fully detached, garden room/outbuilding which has been fully insulated and serves as an ideal home office, gym or games room. An attractive frontage then provides a further garden area in addition to a driveway providing off road parking for up to four vehicles and access to a garage. Viewing is strongly advised. Energy Rating D.

## FIRST FLOOR:

### LANDING:

Double glazed window to side, radiator, airing cupboard housing hot water cylinder, staircase down to ground floor, doors to:

### BEDROOM 1:

11'6 x 11' (3.51m x 3.35m )

Double glazed window to front, doorway to:

### EN-SUITE SHOWER:

Fully tiled shower cubicle with bifold glass door, tiled work surfaces with storage cupboard below, tiled walls, wood effect floor, extractor fan.

### BEDROOM 2:

10'6 x 9'8 (3.20m x 2.95m )

Double glazed window to side, wood effect floor.

### BEDROOM 3:

9'8 x 9' (2.95m x 2.74m )

Double glazed window to rear, access to loft space, wood effect floor.

### BEDROOM 4:

8'4 x 7'6 (2.54m x 2.29m )

Double glazed window to front.

## FAMILY BATHROOM:

Obscure double glazed window to rear, 2 piece white suite comprising panelled bath with mixer tap and shower attachment and pedestal wash hand basin, tiled walls and floor.

## SEPARATE WC:

Two piece white suite comprising close coupled WC and pedestal wash hand basin, tiled walls, extractor fan.

## GROUND FLOOR:

### ENTRANCE HALL:

Obscure double glazed entrance door and window to front, built in storage cupboard, wooden flooring, door to:

### LIVING ROOM:

17'7 max x 15'3 (5.36m max x 4.65m )

Double glazed window to front, radiator, electric fire with display mantle over, staircase to first floor, wooden flooring, open to:

### DINING/SITTING AREA:

10'2 x 7'8 (3.10m x 2.34m )

Radiator, continuation of wooden flooring, door to:

### STUDY:

8'6 x 6' (2.59m x 1.83m )

Double glazed window to rear, wood effect floor.

### KITCHEN/DINER:

19'6 x 10' > 8'8 (5.94m x 3.05m > 2.64m )

Obscure double glazed entrance door to side, double glazed French style doors opening onto rear garden, radiator, extensive range of matching wall and base mounted storage units and drawers, roll edged work surfaces with inset 1 ½ bowl single drainer sink unit, built in 4-ring electric hob with extractor over and double oven below, space and plumbing for washing machine and fridge and freezer, part tiled walls, tiled floor, inset downlights.

## EXTERIOR - REAR GARDEN:

50' approx (15.24m approx)

Commencing with a raised decked seating area leading to remainder which is predominantly laid to lawn with attractively planted beds and borders, leading to:

## GARDEN ROOM/OUT BUILDING:

24' x 11' (7.32m x 3.35m )

Two double glazed windows and entrance door, wood effect floor, power and light connected, fully insulated.

## FRONTAGE:

The frontage offers a further garden area which is predominantly laid to lawn and a driveway providing off road parking for up to four vehicles and access to:-

## GARAGE:

17'6 x 8' (5.33m x 2.44m )

Up and over door to front, power and light connected.

## TENURE & COUNCIL TAX INFORMATION:

This property is being sold freehold and is Council Tax Band D.

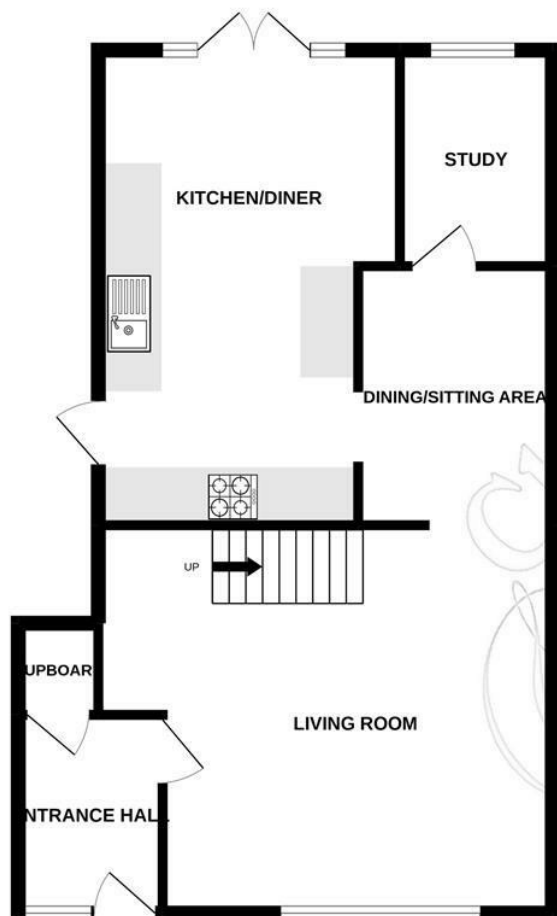
## VILLAGE OF TILLINGHAM:

The village of Tillingham lies within the Maldon District and is situated midway between Burnham-on-Crouch, on the River Crouch, and St. Lawrence Bay on the River Blackwater, both of which are havens for the sailing enthusiast. Tillingham is a vibrant village and includes a Church of England primary school, two village pubs, a medical centre, local convenience store and the Church of St. Nicholas which has long associations with St. Paul's Cathedral. Rail services can be found at Southminster, Burnham-on-Crouch and South Woodham Ferrers. South Woodham Ferrers also has access onto the A130 dual carriageway connecting Southend and the A12 near Chelmsford.

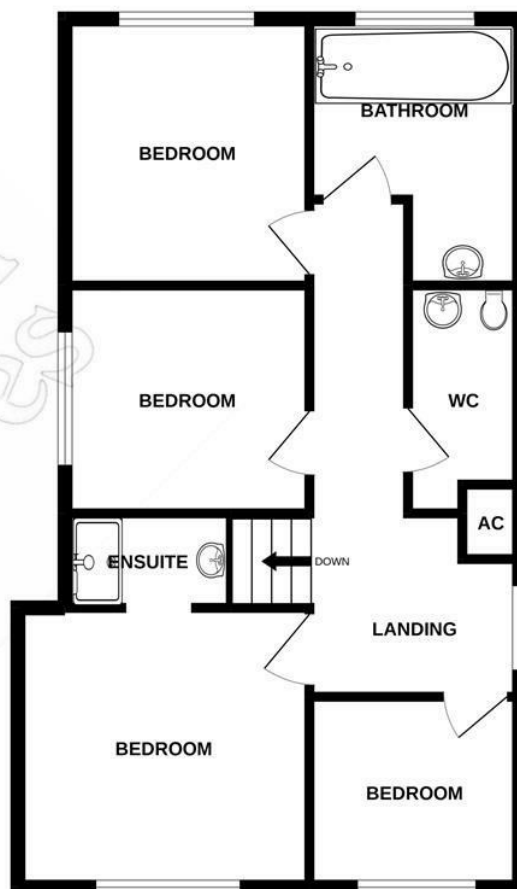
## AGENTS NOTE:

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.

GROUND FLOOR



1ST FLOOR



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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