



St. Nicholas Road, Tillingham , Essex CM0 7SH  
Price £395,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



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**\*\*STUNNING 95' REAR GARDEN BACKING ON TO OPEN FIELDS\*\*** Set along a quiet 'no through' turning on the fringes of the ever sought after and picturesque semi-rural village of Tillingham is this substantially sized, both inside and out and tastefully improved semi-detached family home which offers great scope and potential to extend further (stpp). Generously sized living accommodation commences on the ground floor with an inviting entrance hall leading to living room, study and kitchen which in turn leads to a dining room at the rear and a WC. The first floor then offers three well proportioned double bedrooms in addition to a family bathroom. Externally, the property enjoys an impressive 95' rear garden backing on to open fields while extensive off road parking is on offer to both the front and side of the property via a driveway and a gated access at the front boundary, which also leads to a garage. The property has undergone improvement by the present owner, however it also enjoys huge potential as previously mentioned. Due to the demand for properties of this nature we would encourage an early viewing. Energy Efficiency Rating: C.





## FIRST FLOOR:

### LANDING:

Built in storage cupboard, access to loft space with pull down ladder, staircase down to ground floor, doors to:-

### BEDROOM ONE: 14'1" x 10'3" (4.29m x 3.12m)

Double glazed windows to front and rear, tiled fireplace, radiator.

### BEDROOM TWO: 13'3" x 9'6" (4.04m x 2.90m)

Double glazed window to front, radiator, built in wardrobe.

### BEDROOM THREE: 10'6" x 9'5" (3.20m x 2.87m)

Double glazed window to rear, radiator.

### FAMILY BATHROOM:

Obscure double glazed window to rear, heated towel rail, three piece white suite comprising panelled bath with mixer tap, shower over and glass screen, wash hand basin set on vanity unit with storage cupboard below & wall mounted cabinet over and close coupled WC, tiled walls and floor.

## GROUND FLOOR:

### ENTRANCE HALL:

Part glazed entrance door to front, double glazed window to side, radiator, staircase to first floor, built in under stairs storage cupboard, doors to:-

### STUDY: 10'11" x 10'5" (3.33m x 3.18m)

Dual aspect room with double glazed windows to front and side, radiator.

### LIVING ROOM: 14' x 13' (4.27m x 3.96m)

Dual aspect room with double glazed window to front and double glazed French style doors opening on to rear garden, radiator, fireplace with display mantle over.

### KITCHEN: 13'11" x 7'10" (4.24m x 2.39m)

Double glazed window to side, radiator, refitted kitchen comprising extensive range of matching wall and base mounted storage units and drawers, roll edge work surfaces with inset 1 1/2 bowl single drainer sink unit, built four ring electric hob with glass extractor hood over,

built in eye level double oven, space for fridge/freezer, washing machine and dishwasher, tiled floor, leading to:-

### DINING ROOM: 14'7" > 10'5" x 12'7" (4.45m > 3.18m x 3.84m)

Double glazed French style doors opening on to rear garden, part glazed entrance door to side, double glazed window to side, radiator, wood effect flooring, door to:-

### CLOAKROOM:

Obscure double glazed window to side, radiator, two piece white suite comprising close coupled WC and wash hand basin set on vanity unit with storage cupboard below and tiled splash back, tiled floor.

### EXTERIOR:

### REAR GARDEN: approx 95' (approx 28.96m)

Commencing with a large part paved, part shingled area leading to remainder which is predominantly laid to lawn with shrubs planted to border, side access leading to:-

### FRONTAGE:

Gated vehicular access from front boundary opening to a generous driveway providing extensive off road parking and access to garage, the remainder is mainly laid to lawn.

### GARAGE:

Wide opening doors to front, power and light connected.

### TENURE & COUNCIL TAX:

This property is being sold freehold and is Tax Band C.

### 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.

### SOLAR PANELS:

We are informed that solar photovoltaics (Solar PV system) are fitted to this property and would advise interested parties to refer to the Energy Performance Certificate, your solicitor or surveyor for further clarification and information.

### AGENTS NOTES:

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.



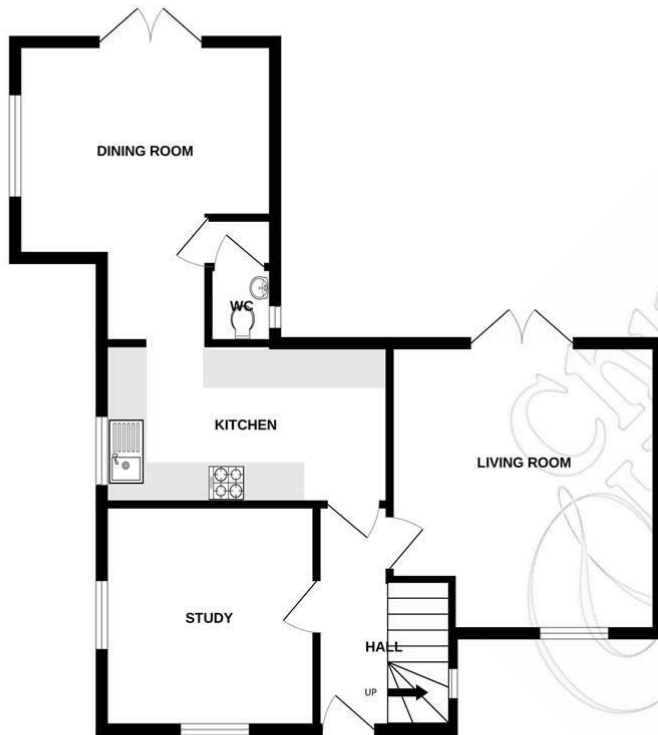








GROUND FLOOR



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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