



**Church  
Hawes**  
churchandhawes.com

**Birch Road, Tillingham , CM0 7SX**  
**£340,000**

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

**\*\*No Onward Chain\*\*** Favourably positioned overlooking a picturesque and tranquil greensward in the highly sought-after semi-rural village of Tillingham, this detached family home offers deceptively spacious accommodation and an enviable setting. Tucked away along a quiet no-through road, the property provides an ideal environment for families seeking both space and serenity.

The accommodation begins with an entrance porch opening into a welcoming hallway, which gives access to a cloakroom, a light and airy living room, and a well-appointed kitchen/diner. The kitchen/diner flows seamlessly into a rear conservatory, creating an excellent additional living and entertaining space with views over the garden.

To the first floor, a central landing leads to three well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from an attractive rear garden, complete with three storage sheds. A garage located to the side of the house offers extensive storage along with a sectioned-off utility area. To the front, there is off-road parking and an additional garden area.

Tillingham is a charming village offering a peaceful lifestyle, with two public houses, playing fields, a village shop and the highly regarded St Nicholas Primary School all within walking distance. For commuters, Southminster railway station is approximately a 10-minute drive away.

Viewing is strongly recommended to fully appreciate the location, space, and lifestyle this home has to offer. Energy Rating F.



## FIRST FLOOR:

### LANDING:

Double glazed window to side, built in storage cupboard, access to loft space, staircase to ground floor, doors to:

### BEDROOM 1: 11' x 10'4 (3.35m x 3.15m )

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

### BEDROOM 2: 10'4 x 9'8 (3.15m x 2.95m )

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

### BEDROOM 3: 8'3 x 7'7 (2.51m x 2.31m )

Double glazed window to front, radiator.

### SHOWER ROOM:

Obscure double glazed window to rear, refitted 3 piece white suite comprising fully tiled walk-in shower with glass screen, wash hand basin set on vanity unit with storage cupboard below and close coupled wc, tiled walls and floor.

## GROUND FLOOR:

### ENTRANCE PORCH:

Obscure double glazed entrance door to front, windows to sides, door to:

### HALLWAY:

Radiator, wood effect floor, doors to:

### CLOAKROOM:

Two piece white suite comprising wc with concealed cistern and wash hand basin, wall mounted cupboards, continuation of wood effect floor.

### LIVING ROOM: 16'10 max x 13'8 (5.13m max x 4.17m )

Double glazed window to front, radiator, fireplace with display mantle over, wood effect floor, double doors to:

### KITCHEN/DINER: 16'10 x 9'10 (5.13m x 3.00m )

Double glazed French style doors opening to Conservatory, double glazed window to rear and obscure double glazed entrance door to side leading to utility area and garage, radiator, range of matching wall and base mounted storage units and drawers, roll edged work

surfaces with inset single bowl/single drainer white ceramic sink unit, built in electric hob with oven below and extractor over, space and plumbing for fridge/freezer and dishwasher, part tiled walls, wood effect floor, leading to:

### CONSERVATORY: 13'3 x 8'6 (4.04m x 2.59m )

Double glazed French style doors opening onto rear garden, double glazed windows to side and rear, vaulted ceiling.

## EXTERIOR:

### REAR GARDEN:

Commencing with a paved patio seating area with picket fence and gate opening to remainder which is predominantly laid to lawn with established planted beds to borders, 3 timber storage sheds, double glazed French style doors into rear of :

### GARAGE:

Wide opening doors to front, power and light connected, double glazed French style doors at rear to rear garden, sectioned off utility area with space and plumbing for washing machine and tumble dryer, leading back into Kitchen/Diner.

### FRONTAGE:

Block paved driveway providing extensive off road parking and access to the garage, remainder is laid to lawn.

### TENURE & COUNCIL TAX BAND:

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

### 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.

### MONEY LAUNDERING REGULATIONS & REFERRALS:

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



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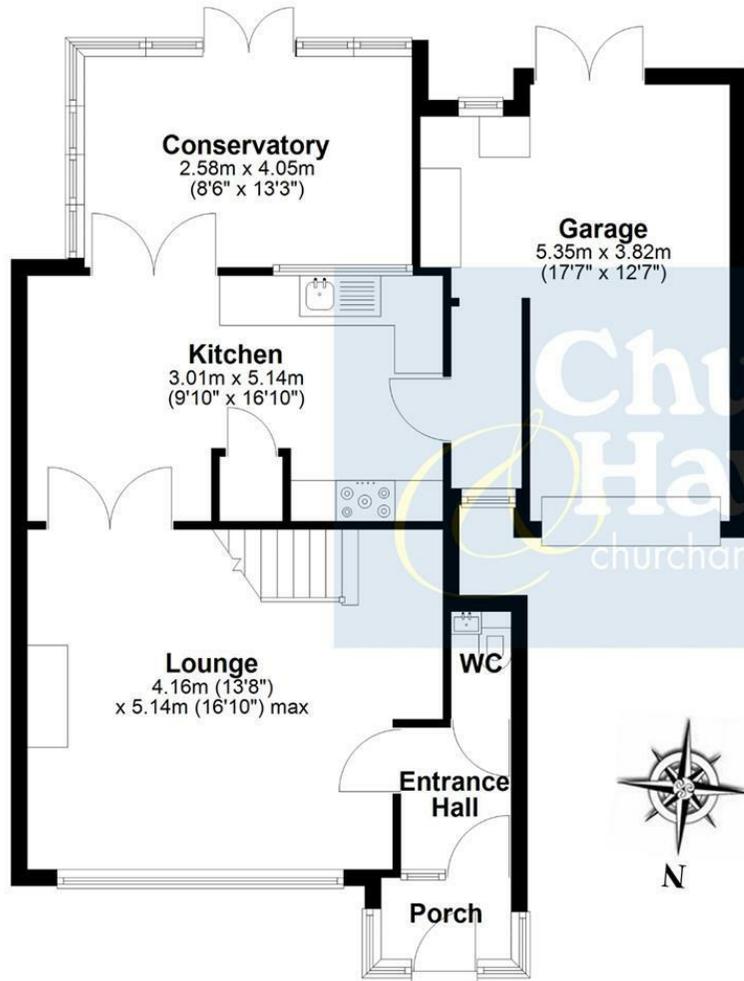




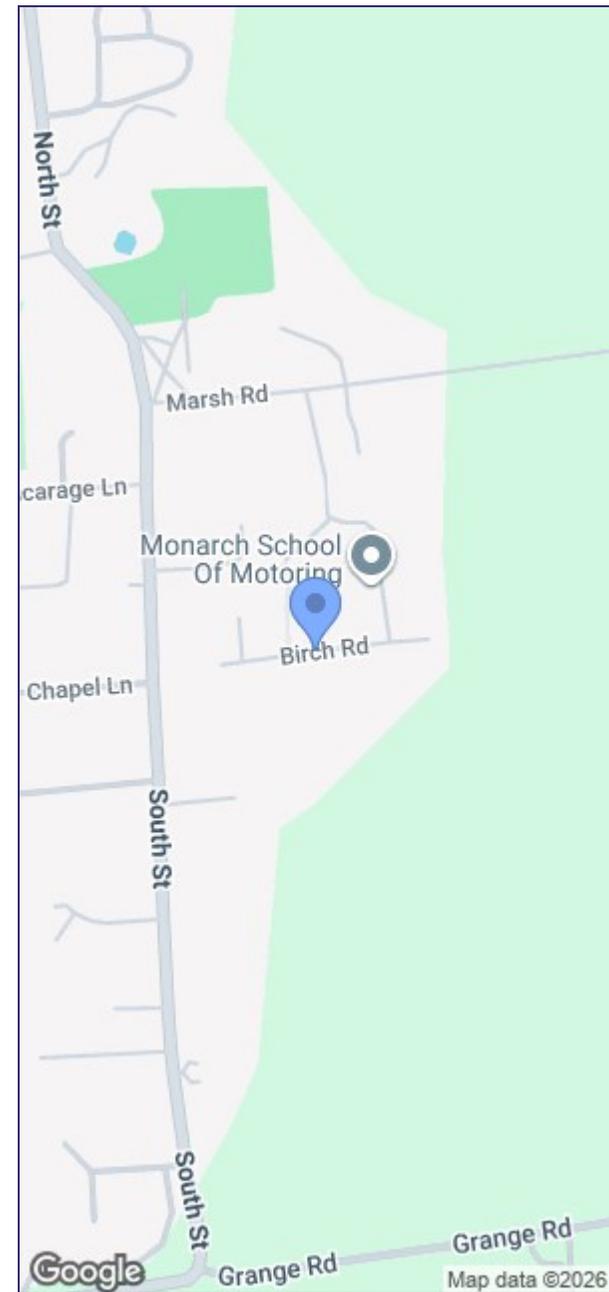
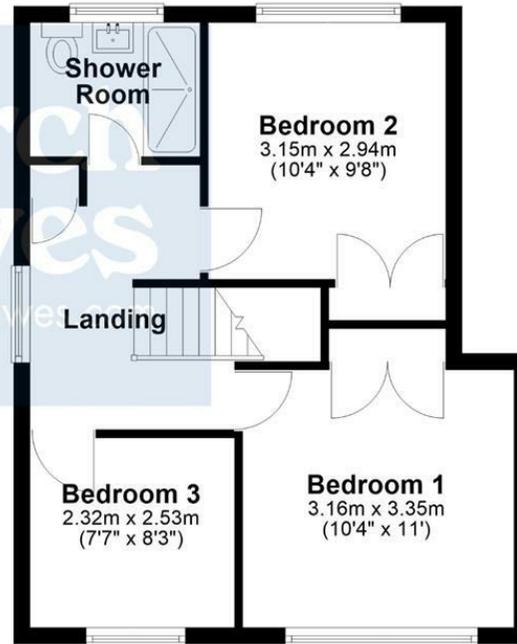
APPROX INTERNAL FLOOR AREA  
MAIN HOUSE 96 SQ M 1028 SQ FT  
GARAGE 17 SQ M 179 SQ FT  
TOTAL 113 SQ M 1207 SQ FT

This plan is for layout guidance only and is **NOT TO SCALE**  
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.  
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### Ground Floor



### First Floor





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