



Marlborough Avenue, Tillingham CM0 7TN  
Asking price £485,000

To view this property call  
01621 734300

**SJ WARREN**  
[www.sjwarren.co.uk](http://www.sjwarren.co.uk)



## The accommodation comprises

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Located in the semi rural village of Tillingham which is renowned for its beautiful village green and church, a subject painted by visiting and local artists.

The village offers two public houses/restaurants, a shop, primary school and doctors surgery.

Southminster is only 4.9 miles away and offers an array of shops, restaurants and a railway link to London Liverpool Street Station.

Crick Hollow is a four detached family house with the option to convert part of the downstairs without too many alterations, into an annexe.

The ground floor offers a good size entrance porch, a fantastic kitchen/breakfast room with modern open plan living to the dining area and snug, opening onto the West facing garden via bi folding doors.

The lounge is a good size with a cosy open fireplace an multi stove burner and the accommodation continues to a study/potential bedroom four, shower room and utility room(converted from part of the garage space) with rear access(offering potential to make an annexe.)

The first floor has a large principal bedroom with en-suite and two further double bedrooms and family bathroom.

Externally a generous rear garden with hot tub and pergola (under separate negotiation) and to the front double gates to an extensive drive for multiple vehicles/boat/caravan or camper.

### Entrance porch

Double glazed entrance door to a good size porch with tiled flooring, under stairs storage cupboard, radiator and plenty of space for free standing cloaks cupboard.

### Kitchen/breakfast room

16'4 x 11'8

This is a superb room and offers modern open plan living to the dining room and snug. The room is bright airy and certainly the hub of the home, fitted with an extensive range of modern white eye level units with back tiling and under lighting. Matching base units, drawers and three quarter length cabinets to one wall, solid wooden block work surfaces, inset one and a half enamel sink, plumbing for a water softener, integrated dish washer, Rangemaster stove with six burner hob and double electric ovens to remain, space for a fridge/freezer.

Large matching breakfast island with solid wood work surface with cupboards below. Down lighting and a continuation of the tiled flooring from the porch, underfloor heating in this and the dining room.

### Dining room and snug

27'6 x 7'9

As we have mentioned the dining area and snug are open plan from the kitchen/breakfast room and this work particularly well, especially with the bi folding doors that open fully across the rear.

The dining room has bags of space for a good size family table and chairs, underfloor heating, tiled flooring and a velux style ceiling window.

The snug is another nice space and a lovely area to sit and chill out looking onto the garden. Two velux style ceiling windows, tiled flooring and radiator, double glazed double doors to the lounge.

### Lounge

17'10 x 11'3

All the rooms in the house and bright and this is no exception, with a large double glazed bay window to the front and double glazed double doors to the snug. Sandstone fireplace with a marble hearth and inset cast iron 5kw multi stove burner, two column style radiators and television point.

### Inner hallway

Door from the kitchen to the inner hallway. PLEASE NOTE this area could very easily be adapted to make an annexe or similar and has tiled flooring, radiator and a double glazed door to the rear.

### Study/potential 4th bedroom

8'1 x 7'5

Whether a study, bedroom or part of an annexe, a totally versatile room with double glazed window to the front and radiator.

### Shower room

Oversize walk in corner shower cubicle, corner hand wash basin with vanity cupboard below, close coupled w/c. Tiled flooring, down lighting, expel air and a double glazed window to the rear.

### Utility room

8'6 x 7'10

PLEASE NOTE this room has been converted from part of the garage and if you were thinking of an annexe the remaining garage space(STP) could be incorporated.

Grey units with solid wood block work surface with inset sink, plumbing for washing machine and tumble dryer. Floor mounted oil boiler for hot water and

heating (nor tested) and a double glazed window to the rear.

### Landing

Half landing with double glazed window to the front, The main landing with loft access.

### Principal bedroom en-suite

17'10 x 14'6

Originally two bedrooms but now making an excellent size principal room. Double glazed windows to dual aspects bringing in bags of natural light, triple and double fitted wardrobes to one wall, television point, column style radiator and door to the en-suite.

En-suite with a oversize corner walk in shower cubicle, hand wash basin with double vanity cupboards below and a close coupled w/c. Tiled walls, expel air, chrome heated towel rail and a double glazed window to the rear.

### Bedroom two

9'9 x 8'5

A good size double room with a double glazed window to the front, column style radiator and space for free standing wardrobes.

### Bedroom three

9'0 x 8'0

Once again a nice size double room with a double glazed window to the rear and a column style radiator.

### Bathroom

### Rear garden

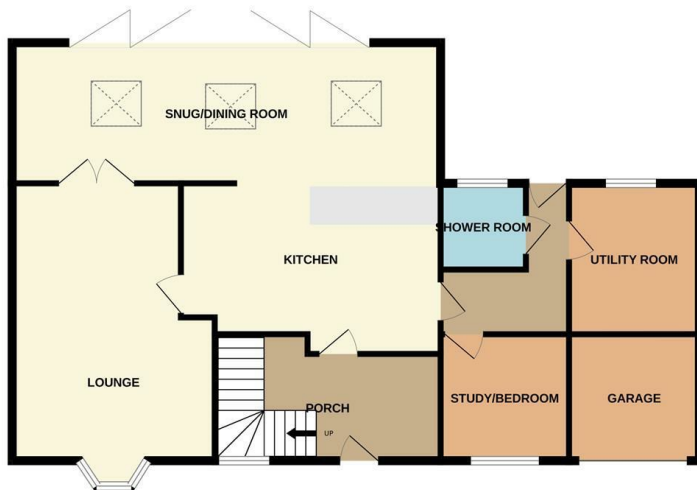
The property has an excellent size garden commencing with a sun decked terrace. To the right flank a large patio/entertaining area with a hot tub and steel pergola which can be negotiated with the sale, water tap and aa side gate to the front, the opposite flank has a small extension of the patio again with a side gate to the front. The main garden is neatly laid to lawn with some fruit trees and surrounding planting, there is also further corner seating area to follow the evening sun. To one side is a picket fence and gate to a vegetable patch, greenhouse and a concealed oil tank and the boundaries are close board fenced.

### Driveway/frontage

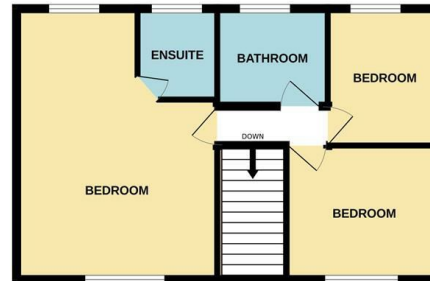
The property has double gates and close board fenced boundary leading to the properties own drive. The driveway is a substantial space offering parking for a multitude of vehicles/boat/ caravan or camper, with the remaining frontage laid to lawn with some planting.



GROUND FLOOR



1ST FLOOR



**Consumer Protection from Unfair Trading Regulations 2008.**

S J Warren has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	74	73
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		
EU Directive 2002/91/EC		

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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