

Chamberlain Phillips  
PROPERTY AGENTS  
01206 646479  
www.chamberlainphillips.co.uk  
**FOR SALE**

The Green, Tendring  
£400,000





## The Green, Tendring

Chamberlain Phillips are delighted to offer a charming three-bedroom, extended detached house nestled in the picturesque village of Tendring. Believed to date back to the early 1800's, this beautiful home exudes a warm and inviting ambience, with character features throughout making it an ideal retreat for families and first-time buyers alike.

Step into the entrance hallway to discover the cosy living room, complete with a working fireplace that promises to make your winter evenings blissfully snug. The generous kitchen-dining room serves as the heart of the home, offering ample space for preparing family meals and hosting dinner parties.

Venture upstairs to find three well-proportioned bedrooms, each offering a tranquil haven for every member of the family. The family bathroom is beautifully appointed, ensuring your morning routines are both comfortable and stylish.

Outside, the enclosed rear garden provides a safe and private space for children to play and for adults to relax and entertain. The garage, with a partial conversion, presents an opportunity to incorporate a shower room, adding a touch of convenience to your home life. Moreover, the off-road parking can accommodate numerous vehicles, welcoming guests or growing families with multiple cars.







- THREE BEDROOM DETACHED
- POPULAR LOCATION
- AIR SOURCE HEAT PUMP
- COSY LIVING ROOM
- OFF ROAD PARKING
- GARAGE

#### LOCATION:

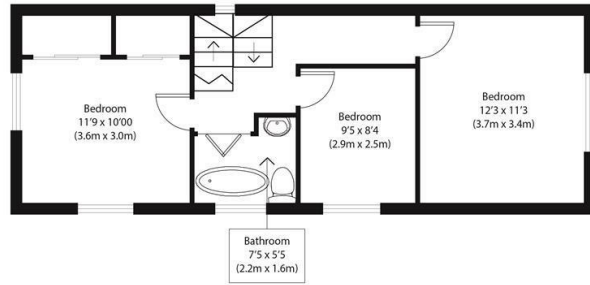
Step outside and discover the wonders of Tendring, a quaint rural village community brimming with character. Immerse yourself in the warm embrace of village life, with amenities such as a village hall, church, and an excellent primary school within easy reach. Local shops and a bakery dotted across the nearby villages offer the convenience of daily essentials just moments away.

For those seeking connectivity, Tendring proves to be an ideal location. Experience seamless travel with prominent rail and road links nearby, including the easily accessible A120. Weeley Station, less than three miles away, ensures effortless commutes, opening up a world of possibilities. Explore the nearby seaside towns of Clacton and Harwich, standing just eight miles away, renowned for their high street shops, a variety of supermarkets, and picturesque coastal allure.

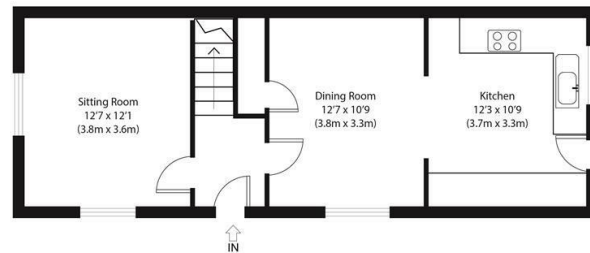
#### Agents notes:

Tenure - Freehold  
Council Tax - Band D  
Services Connected - Mains  
Electric/Water/Drainage  
Heating - Air source heat pump via radiators  
Telephone & Broadband - EE is Limited & Ultrafast broadband available

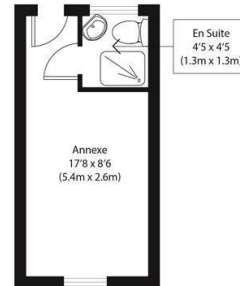
## Floor Plan



First Floor



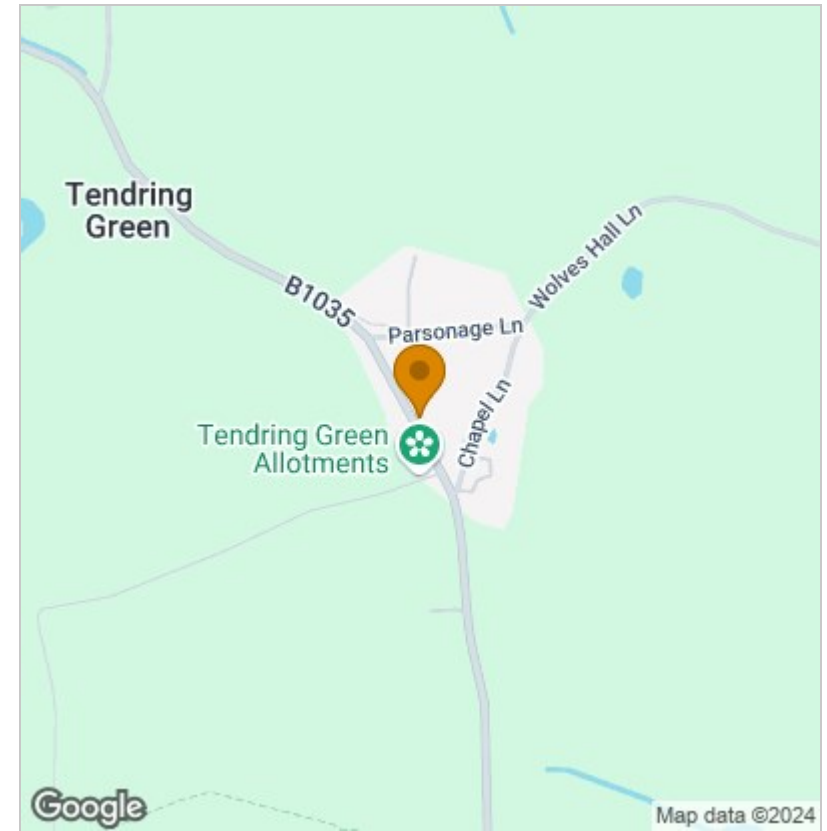
Ground Floor



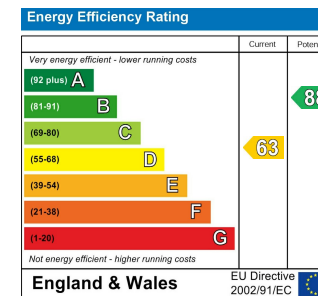
Approximate Gross Internal Area  
 Main House 1030 sq ft (96 sq m)  
 Outbuilding 155 sq ft (14 sq m)  
 Total 1185 sq ft (110 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. Before we do anything about the floor plan accuracy and completeness, your own advice should be sought. A professional independent investigation of the property is required in respect of monetary valuation. [www.chamberlainphillips.co.uk](http://www.chamberlainphillips.co.uk)

## Area Map



## Energy Efficiency Graph



Council Tax Band - D

Tenure - Freehold

## Viewing

Please contact our Manningtree Office on 01206 646479 if you wish to arrange a viewing appointment for this property or require further information.

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.

6 Dairy Barn Mews, Summers Park, Lawford, Manningtree, Essex, CO11 2BZ  
 Tel: 01206 646479 Email: [info@chamberlainphillips.co.uk](mailto:info@chamberlainphillips.co.uk) [www.chamberlainphillips.co.uk](http://www.chamberlainphillips.co.uk)