

Paul Mason Associates



Birch Road, Tillingham, CM0 7SX
Offers in excess of £300,000

- No Onward Chain
- Link-Detached House
- Village Location
- Three Bedrooms
- Two Reception Rooms
- Kitchen/Dining Area
- Large Rear Garden
- Driveway & Single Garage
- Countryside Views
- EPC - TBC

Stunning Countryside Views.....This three bedroom link-detached house offers versatile living accommodation. The property is located in a pleasant and private no through road. This property boasts a driveway providing off-road parking for numerous vehicles, single garage and scenic countryside views.

The accommodation comprises a hallway, lounge, fitted kitchen/dining area, and a conservatory. To the first floor there is a landing providing access to bedroom one and two further bedrooms and a fitted three piece bathroom suite.

To the rear, there is a large garden which is mainly laid to lawn, and benefits from a paved seating areas to the front. Viewing comes highly recommended to fully appreciate the size and standard of the accommodation on offer.

The property is located in the heart of Tillingham, which is a small village within the Dengie Peninsula with the closest town being Burnham-On-Crouch which is approximately 8 miles. The village is clustered around the historic centre which has been designated as a conservation area. There are two public houses which date back to the 15th century and two chapels. The village also benefits from a primary school, doctors, bowls club and a variety of shops. Being part of the Dengie Hundred which is bounded by the River Blackwater and the River Crouch, the village also has footpaths throughout providing pleasant walks..



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
	80		
49			

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

Very environmentally friendly - lower CO₂ 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 CO₂ emissions

England & Wales EU Directive 2002/91/EC

Produced by PTEPC Limited. Disclaimer: All floorplans are provided for informational and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way warrant the accuracy of the floorplan information and the floorplan layout and measurements may contain errors and omissions. We are not liable for and do not accept any liability relating to any loss or damage suffered as a direct or indirect result of use of any information you or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your full requirements.
 Plan produced using PlanUp.

Accommodation

GROUND FLOOR

Entrance Hall

1.8m x 1.4m (5'10" x 4'7")

Lounge

5.2m x 4.2m (17'0" x 13'9")

Kitchen/Dining Room

5.1m x 3m (16'8" x 9'10")

Conservatory

5.1m x 2.4m (16'8" x 7'10")

FIRST FLOOR

Landing

3.2m x 3.2m (10'5" x 10'5")

Bedroom One

3.4m x 3.3m (11'1" x 10'9")

Bedroom Two

3m x 3m (9'10" x 9'10")

Bedroom Three

2.6m x 2.3m (8'6" x 7'6")

Shower Room

2m x 2m (6'6" x 6'6")

EXTERIOR

Rear Garden

Frontage

Single Garage

5.5m x 2.8m (18'0" x 9'2")

Property Services

Gas - N/A

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Oil Central Heating

Local Authority - Maldon

Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

Important Notices

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.



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