

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		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			
England & Wales			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			



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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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