

Paul Mason  
Associates



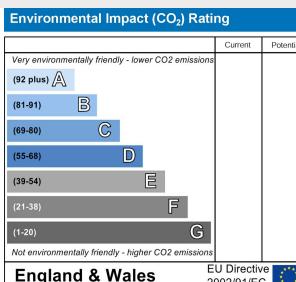
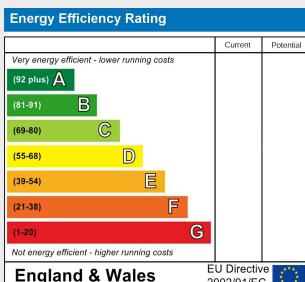
Birch Road, Tillingham, CM0 7SX  
Guide price £350,000

- Three Bedroom Detached House
- Re-Fitted Kitchen/Dining Area
- Re-Fitted Family Bathroom
- Pleasant & Private No Through Road
- Spacious Accommodation Throughout
- Brand New Oil Tank
- Large South Facing Rear Garden
- Driveway & Single Garage
- Walking Distance To Pubs, Shop & School
- EPC - TBC

Guide Price £350,000 - £375,000....Stunning Countryside Views.....This three bedroom 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.

The accommodation comprises a generous lounge, re-fitted kitchen/dining with patio doors leading to the rear garden. To the first floor there is a landing providing access to bedroom one and two further bedrooms and a re-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 village of Tillingham, which is a small village within the Dengie Peninsula which is bounded by the River Blackwater and the River Crouch, with the closest town being Burnham-On-Crouch which is approximately 8 miles from Tillingham. The village is clustered around the historic centre which has been designated as a conservation area. There are two public houses which dates back to the 15th century and the Church of St Nicholas which dates back to the 13th century. The village also benefits from a primary school, variety of shops, hairdressers, doctors, post office, a local recreational park, outdoor gym and sports clubs including cricket, football and bowls. The local village of Southminster has a train station which is located just 4.5 miles from Tillingham. the village also has idyllic footpaths throughout providing pleasant walks.



## ACCOMMODATION

### GROUND FLOOR

#### Lounge

5.9m x 4.3m (19'4" x 14'1" )

#### Kitchen/Dining Room

5.1m x 3.6m (16'8" x 11'9" )

### FIRST FLOOR

#### Landing

#### Bedroom One

3.5m x 3.5m (11'5" x 11'5" )

#### Bedroom Two

3.0m x 3.0m (9'10" x 9'10" )

#### Bedroom Three

2.5m x 2.5m (8'2" x 8'2" )

#### Family Bathroom

2.1m x 1.6m (6'10" x 5'2" )

## EXTERIOR

#### Rear Garden

#### Frontage

#### Garage

5.3m x 2.6m (17'4" x 8'6" )

## Property Services

Gas - N/A

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Oil Central Heating

Local Authority - Maldon District

Council

## 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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**Sales | Lettings | Development | Investment**

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