



1 Southfields, Tillingham , Essex CM0 7FY  
Price £550,000

**Church & Hawes**  
Est. 1977  
Estate Agents, Valuers, Letting & Management Agents



Set within a sought after modern development on the fringes of the semi-rural village of Tillingham is this quite stunning detached family home. Improved and extremely well maintained living accommodation commences on the ground floor with an inviting entrance hall leading to a living room which opens on to the garden, dining room which is currently used as a studio, cloakroom/utility room and quite wonderful kitchen/breakfast room with integrated appliances. The first floor then provides a spacious landing with access to four bedrooms, one of which is complimented by an en-suite shower room and stunning four piece family bathroom. Externally is a well presented rear garden with hot tub area and raised decked seating terrace leading to a homemade bar. The frontage is generally of low maintenance with laid to lawn garden areas to the front and side in addition to a block paved driveway providing off road parking and access to a garage. A further benefit the property offers is an NHBC structural warranty having been built approximately 5 years ago. Viewing comes strongly advised. Energy Rating C.

FIRST FLOOR:

LANDING:

Double glazed Velux window to front, airing cupboard housing hot water cylinder, access to loft space, staircase down to ground floor, doors to:

**BEDROOM 1:** 13'5 (inc wardrobe depth) x 13'2 > 8'10 (4.09m (inc wardrobe depth) x 4.01m > 2.69m )

Double glazed sash window to rear, radiator, built in wardrobes, door to:

EN-SUITE:

Obscure double glazed sash window to side, heated towel rail, 3 piece white suite comprising fully tiled shower cubicle with sliding glass door and screen, close coupled dual flush wc and wall mounted wash hand basin, part tiled walls, tiled floor, inset downlights, extractor fan.

**BEDROOM 2:** 11'6 x 10'6 (3.51m x 3.20m )

Double glazed sash window to front, radiator.

**BEDROOM 3:** 13'1 > 11'2 x 8'5 (3.99m > 3.40m x 2.57m )

Double glazed sash window to rear, radiator.

**BEDROOM 4:** 10'4 x 8'5 (3.15m x 2.57m )

Double glazed sash window to front, radiator.

FAMILY BATHROOM:

Double glazed Velux window to rear, heated towel rail, 4 piece white suite comprising fully tiled shower cubicle with glass door, panelled bath with mixer tap and handheld shower attachment, wall mounted wash hand basin and close coupled dual flush wc, part tiled walls, tiled floor, inset downlights, extractor fan.

GROUND FLOOR:

ENTRANCE HALL:

Obscure double glazed composite door to front, double glazed window to front, radiator, staircase to first floor, built in understairs storage cupboard, wood effect floor, doors to:

**CLOAKROOM/UTILITY:** 7'9 x 4'7 (2.36m x 1.40m )

Obscure double glazed sash window to side, radiator, 2 piece white suite comprising close coupled dual flush wc and wall mounted wash hand basin with tiled splashback, solid wood work surface with storage cupboard below and space and plumbing below for tumble dryer, tiled floor.

**KITCHEN/BREAKFAST ROOM:** 15'5 x 13'7 (4.70m x 4.14m )

Double glazed French style doors opening onto rear garden, double glazed sash windows to side and rear, radiator, extensive range of 'Shaker' style wall and base mounted storage units and drawers, solid wood country style work surface with inset 1 ½ bowl/single drainer sink unit, built in 4-ring electric hob with extractor hood over and oven below, integrated fridge/freezer, washing machine and dishwasher, tiled floor, inset downlights.

**LIVING ROOM:** 13'7 x 13'6 (4.14m x 4.11m )

Double glazed French style doors with matching windows to rear, further double glazed window to side, 2 radiators, chimney breast with inset multi fuel burner and display mantle over.

**DINING ROOM:** 11'4 x 9'11 (3.45m x 3.02m )

Currently used as a studio, double glazed window to front, radiator.

EXTERIOR:

REAR GARDEN:

Commencing with a paved patio seating area leading to remainder which is predominantly laid to lawn, bark chipped area to one side, raised decked seating area, double glazed French style doors providing access to bar area, covered hot tub area, personal door into side of:

GARAGE:

Up and over door to front, power and light connected, personal door to side.

FRONTAGE:

Block paved driveway providing off road parking for multiple vehicles, remainder of frontage is partly laid to lawn with path leading to front entrance door, side access gate into rear garden.

AGENTS NOTE:

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

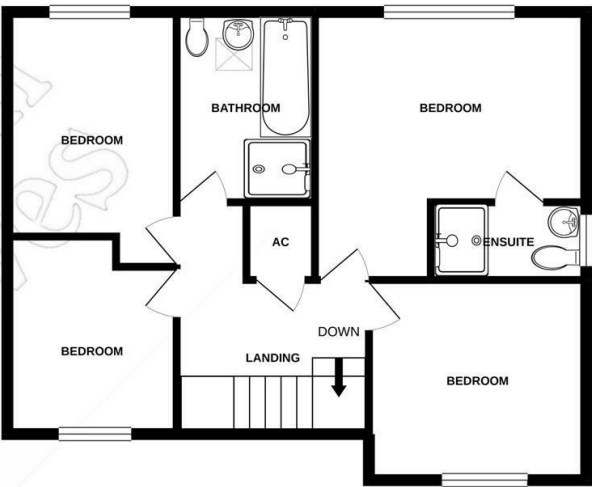
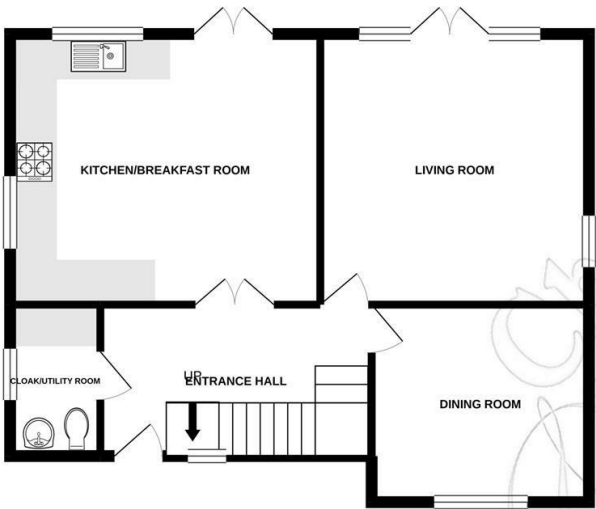
VILLAGE OF TILLINGHAM:

The village of Tillingham lies within the Maldon District and is situated midway between Burnham-on-Crouch, on the River Crouch, and St. Lawrence Bay on the River Blackwater, both of which are havens for the sailing enthusiast. Tillingham is a vibrant village and includes a Church of England primary school, two village pubs, a medical centre, local convenience store and the Church of St. Nicholas which has long associations with St. Paul's Cathedral. Rail services can be found at Southminster, Burnham-on-Crouch and South Woodham Ferrers. South Woodham Ferrers also has access onto the A130 dual carriageway connecting Southend and the A12 near Chelmsford.



GROUND FLOOR

1ST FLOOR



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.  
Made with Metropix ©2021

