



Chapel Lane, Tillingham, Essex CM0 7TL  
Price £450,000

**Church & Hawes**  
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Positioned favourably towards the end of a quiet no through, private turning in the heart of the ever sought after, quaint village of Tillingham with its picturesque village green, church, two public houses, in demand primary school and wonderful village park and playing field is this deceptively spacious and stylishly appointed semi-detached family home built in 2023, and therefore offers 9 years of it's new build guarantee remaining. Tastefully presented and superbly maintained throughout, living accommodation commences on the ground floor with a light and airy entrance hall leading to a cloakroom, generously sized study/sitting room/bedroom, utility room and the focal point of the property with a simply stunning open plan modern kitchen/dining/living room. The first floor then offers equally impressive accommodation with three well proportioned and again, generously sized double bedrooms, one of which is complimented by an en-suite shower room and a high specification luxury family bathroom. Externally, the property enjoys an impressive landscaped rear garden measuring approx, 52 ft and has been laid out with areas to both relax and entertain while an aesthetically pleasing frontage provides off road parking for three vehicles. An early viewing is strongly advised to avoid disappointment! Energy Rating B.

## FIRST FLOOR:

### LANDING:

10'2 x 6'1 (3.10m x 1.85m )

Access to loft space, return balustrade staircase leading to ground floor, doors to:

### BEDROOM ONE:

14'9 x 11'8 (4.50m x 3.56m )

Double glazed window to rear overlooking rear garden, radiator, door to:

### EN-SUITE:

8'11 x 7'9 (2.72m x 2.36m )

Obscure double glazed window to rear, heated chrome ladder towel rail, 3 piece white suite comprising walk-in shower with fixed glass screen, fixed rainfall head and sliding shower head, close coupled WC and wall hung wash hand basin set on vanity storage unit, tiled splashback, part tiled walls, tiled flooring, illuminated wall mirror, extractor fan.

### BEDROOM TWO:

15'4 x 9'3 (4.67m x 2.82m)

Double glazed window to front, radiator.

### BEDROOM THREE:

12'1 x 10'3 (3.68m x 3.12m )

Double glazed window to front, radiator.

### BATHROOM:

8'9 x 7'9 (2.67m x 2.36m )

Obscure double glazed window to side, heated chrome ladder towel rail, 3 piece white suite comprising 'P' shaped panelled bath with overflow filler, glass screen and rainfall and sliding shower heads, close coupled WC and wall hung wash hand basin with 2 drawer storage unit below, part tiled walls, tiled flooring, extractor fan.

## GROUND FLOOR:

### ENTRANCE HALLWAY:

Part glazed composite entrance door, coconut door matwell, engineered oak flooring with underfloor heating, under stairs storage cupboard, airing cupboard housing hot water cylinder, doors to:

### OPEN PLAN KITCHEN/LIVING/DINING ROOM:

27'2 x 19'11 (8.28m x 6.07m )

Double glazed bi folding doors to rear, double glazed window to side, glazed aluminium lantern. An impressive open plan room with Oak engineered flooring and under floor heating. Kitchen comprises 1 ½ bowl stainless steel sink unit set in Quartz work surface with upstands, 4-ring induction hob, fitted eye level double oven, extensive range of fitted wall and base mounted storage cupboards, integrated dishwasher and fridge/freezer, large island with further storage drawers and breakfast bar.

### CLOAKROOM:

6'10 x 3'0 (2.08m x 0.91m )

Obscure double glazed window to front, 2 piece white suite comprising dual flush WC and wall hung sink with 2 drawer storage unit below and tiled splash back, engineered oak flooring with under floor heating, extractor fan.

### RECEPTION ROOM/BEDROOM:

15'2 x 10' (4.62m x 3.05m )

Double glazed window to front, under floor heating.

### UTILITY ROOM:

7'9 x 6'9 (2.36m x 2.06m )

Obscure part glazed door to side, extractor fan, fitted base storage units with space and plumbing for washing machine, roll edged work surfaces with upstands, engineered oak flooring with under floor heating.

### EXTERIOR - FRONTAGE:

Shingled frontage providing off road parking for up to 3 vehicles, paved path to side leading to:

### REAR GARDEN:

The rear garden commences with a large paved patio/entertaining area which extends to a side path with external water tap and side gate providing access to the frontage. The main garden is predominantly and extremely tidily laid to lawn with landscaped well stocked beds to borders, to the rear is a further decked area with pergola and sun canopy to relax and further enjoy while to one side of the garden is a storage shed which has been discreetly screened.

### TENURE & COUNCIL TAX:

This property is being sold freehold and is Council Tax Band D.

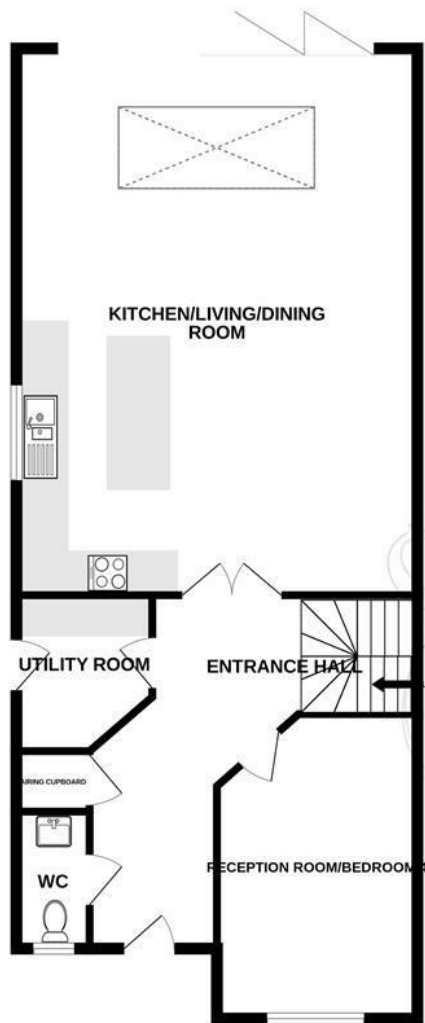
### TILLINGHAM:

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.

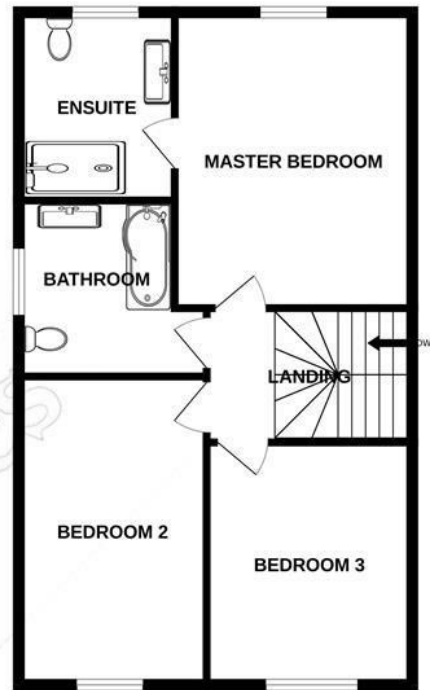
### AGENTS NOTE:

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.

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.  
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