



Mill Road, Tillingham , Essex CM0 7SY  
Price £325,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



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**\*\*NO ONWARD CHAIN\*\*** A deceptively spacious semi-detached bungalow, located in a quiet residential turning, within walking distance of two village greens, a local shop, a charming church, and two popular public houses. Although the property requires some modernisation, it offers a light and airy layout comprising an entrance hall, two double bedrooms, a bathroom, kitchen, and a generously sized living/dining room. Externally, the property benefits from an attractive rear garden with two storage sheds, and a well-maintained frontage featuring a garden area and a driveway providing off-road parking, with access to an integral garage. Given the property's desirable location and potential, we anticipate strong interest, and an early inspection is highly recommended. Energy Rating TBC.





## **ACCOMMODATION COMPRISING:**

### **ENTRANCE HALL:**

Obscure double glazed entrance door to front, radiator, two built in storage cupboards, access to loft space which is boarded and with a pull down ladder, door into side of garage, doors to:-

### **BEDROOM ONE: 13'10 x 9'11 (4.22m x 3.02m)**

Double glazed window to front, radiator.

### **BEDROOM TWO: 13'4 x 8' (4.06m x 2.44m)**

Double glazed window to rear, radiator.

### **BATHROOM:**

Obscure double glazed window to side, radiator, three piece suite comprising panelled bath with mixer tap and shower attachment, close coupled WC and pedestal wash hand basin, wall mounted cabinet, tiled walls and floor.

### **KITCHEN: 9'9 x 7'10 (2.97m x 2.39m)**

Double glazed entrance door and window to rear, radiator, extensive range of matching wall and base mounted storage units and drawers, roll edge work surfaces with inset single bowl single drainer sink unit, electric cooker to remain with extractor over, space for fridge/freezer and washing machine, part tiled walls, tiled floor.

### **LIVING/DINING ROOM: 16'10 x 10'11 (5.13m x 3.33m)**

Double glazed sliding patio door opening on to rear garden, radiator.

### **EXTERIOR:**

#### **REAR GARDEN:**

Commencing with a paved patio seating area leading to remainder, the first section of which is mainly laid to lawn with planted beds to borders leading to the rear section which offers a potential vegetable plot which is generously sized, two timber storage sheds, external cold water tap, side access path and gate leading to:-

#### **FRONTAGE:**

Mainly laid to lawn with driveway providing off road parking and access to:-

### **GARAGE: 16'6 x 7'9 (5.03m x 2.36m)**

Up and over door to front, power and light connected, oil fired boiler, personal door into hallway.

### **TENURE & COUNCIL TAX:**

The property is being sold freehold and is council tax band C.

### **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.

### **AGENTS NOTES:**

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.

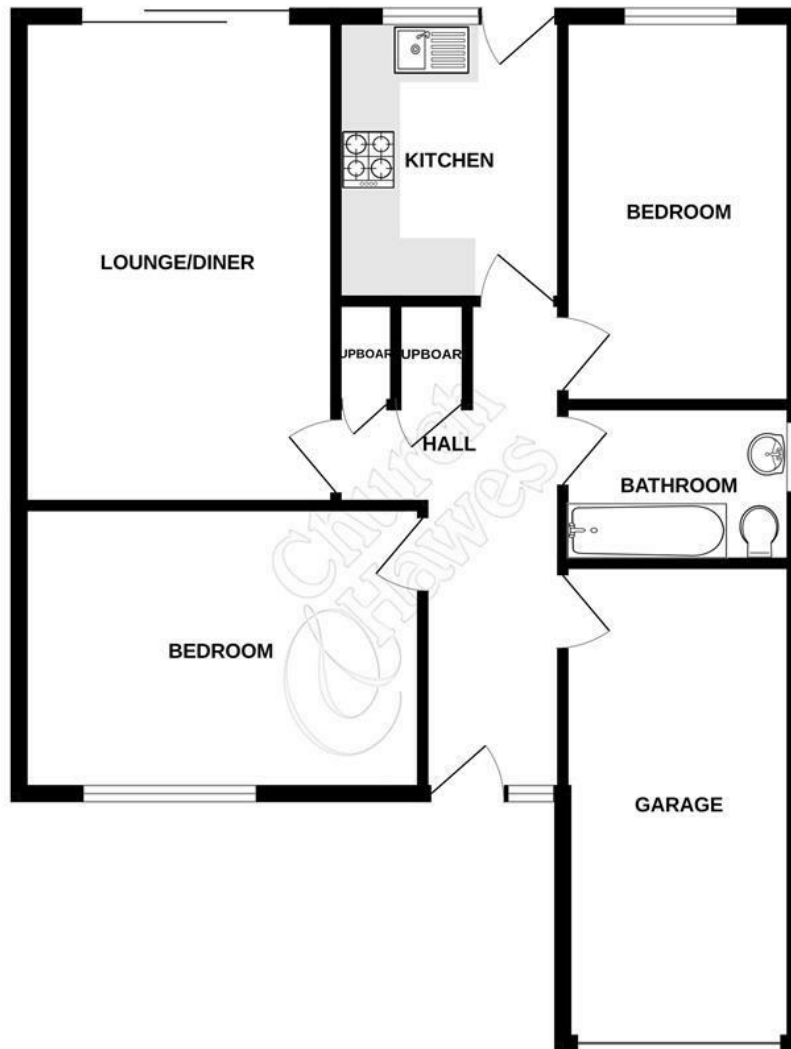












Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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