



Marlborough Avenue, Tillingham , Essex CM0 7TN
Guide price £550,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

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GUIDE PRICE £550,000 TO £600,000 Having been stylishly improved and wonderfully maintained since is this wonderfully spacious detached family home, favourably positioned towards the end of a private and quiet no through turning in the heart of the picturesque and ever sought after semi-rural village of Tillingham. The location is set just off of Tillinghams main thoroughfare (South Street) and is therefore within walking distance of two charming public houses, village store, the extremely favoured St Nicholas Primary School and quaint St Nicholas Church which overlooks the villages' focal point - a wonderful central village green in the heart of the village. Impressive and adapted living accommodation commences on the ground floor with an entrance opening to the annex accommodation which was created from what was previously the garage and now comprises a kitchen/utility area leading to a double bedroom and shower room. The entrance also provides access into a superb, light and airy reception hall which leads to a cloakroom, impressive fitted kitchen, dining room and generously sized living room with wood burner. Across the rear is a conservatory/garden area measuring 24'8 in width. The first floor then offers a quite wonderful galleried landing leading to bedrooms bedrooms, one of which is complimented by a refitted en-suite shower room and the remaining three being served by a stunning refitted family bathroom with 4 piece suite. Externally, the rear garden offers vibrancy and colour throughout with an array of well stocked beds to borders, formal lawned areas and impressive entertaining/seating areas while the frontage provides extensive off road parking for several vehicles. Viewing is strongly advised to avoid disappointment. Energy Rating D.



FIRST FLOOR:

GALLERIED LANDING:

Double glazed window to front, radiator, access to loft space, staircase down to ground floor, doors to:

BEDROOM 1: 16' x 12'1 (4.88m x 3.68m)

Double glazed window to rear with fitted white shutters, radiator, bank of built in wardrobes, solid wood flooring, door to:

EN-SUITE:

Obscure double glazed window to side, heated towel rail, refitted 3 piece white suite comprising fully tiled walk-in shower with glass screen, close coupled wc and curved wash hand basin set on 'Shaker' style vanity unit with storage cupboards below, part tiled walls, tiled floor, inset downlights.

BEDROOM 2: 13' x 9'9 (3.96m x 2.97m)

Double glazed window to rear with fitted white shutters, radiator, solid wood flooring, inset downlights.

BEDROOM 3: 10' x 9'11 (3.05m x 3.02m)

Double glazed window to rear with fitted white shutters, radiator, solid wood flooring, inset downlights.

BEDROOM 4: 7'11 x 7'3 (2.41m x 2.21m)

Double glazed window to front with fitted white shutters, radiator, inset downlights.

FAMILY BATHROOM:

Obscure double glazed window to front, heated towel rail, stunning refitted 4 piece suite comprising freestanding roll top bath with mixer tap, close coupled wc, wash hand basin set on 'Shaker' style vanity unit with storage cupboard below and wall mounted mirrored cabinet over and fully tiled curved corner shower with sliding glass doors, tiled walls and floor, inset downlights.

GROUND FLOOR:

ENTRANCE HALLWAY:

Part obscure glazed composite entrance door to front, double glazed window to front with fitted white shutters, tiled flooring, leading to both main reception hall and:

ANNEXE:

Converted into living accommodation from what was originally the garage and comprising:

KITCHEN/UTILITY AREA: 9'8 x 8' (2.95m x 2.44m)

Range of built in storage units and space and plumbing for washing machine, work surfaces with inset sink unit, doors to:-

SHOWER ROOM:

Three piece suite comprising shower, WC and wash hand basin.

BEDROOM:

Double glazed window to front with fitted white shutters, wood effect flooring.

RECEPTION HALL:

Obscure double glazed entrance door and window to front, radiator, return staircase to first floor with further double glazed window to front, inset downlights, built in storage cupboard, doors to:

CLOAKROOM:

Obscure double glazed window to side, radiator, 2 piece white suite comprising close coupled wc and pedestal wash hand basin, tiled walls and floor.

KITCHEN/BREAKFAST ROOM: 13' x 9'10 (3.96m x 3.00m)

Dual aspect room with double glazed entrance door and window to side and double glazed window to rear, extensive range of matching wall and base mounted storage units and drawers, roll edged work surfaces with inset 1 1/2 bowl/single drainer sink unit, built in 4-ring electric hob with glass extractor hood over, built in eye level double oven, integrated fridge/freezer, space and plumbing for dishwasher and wine fridge, part tiled walls, tiled flooring, inset downlights.

DINING ROOM: 12'11 x 9'9 (3.94m x 2.97m)

Double glazed window to rear, radiator.

LIVING ROOM: 21' x 15'7 > 13'10 (6.40m x 4.75m > 4.22m)

Double glazed French style doors with side windows to rear, tow small double glazed windows to side, radiator, chimney breast with inset multi fuel burner set on tiled hearth, solid wood flooring.

CONSERVATORY/GARDEN ROOM: 24'8 x 10'5 (7.52m x 3.18m)

Double glazed French style doors opening onto rear garden, double glazed windows to sides and rear, tiled floor, vaulted ceiling.

EXTERIOR:

FRONT STORAGE ROOM:

Part glazed access door to front, double glazed window to side, fully plastered, electric and light connected, ideal for use as a home office.

REAR GARDEN:

Southerly facing commencing with a paved patio seating area which wraps around the rear of the property and leads to remainder which is predominantly laid to lawn with an array of attractive and well stocked beds to borders full of vibrancy and colour, further paved seating area at rear, external cold water tap and lighting, side access leading to:

FRONTAGE:

Driveway providing off road parking for up to 4 vehicles, remainder is mainly laid to lawn with planted shrubs to borders, EV charging point, side access gate leading to rear garden.

TENURE & COUNCIL TAX BAND:

This property is being sold freehold and is Tax Band E.

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.

MONEY LAUNDERING & REFERRALS:

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale

REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.









