



South Street, Southminster CM0 7TJ  
£380,000

To view this property call  
01621 734300

**SJ WARREN**  
[www.sjwarren.co.uk](http://www.sjwarren.co.uk)



## The accommodation comprises

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Located in the village of Tillingham which has its picturesque village green and church, admired often by visitors to the area.

The semi rural location offers countryside and coastal walks and the village has two public houses/restaurants, an infant school, doctors surgery, village shop and a recreational park which hosts the villages renowned Flower Festival.

This very deceptive from first appearance three bedroom detached family home, offers on the ground floor. An entrance hallway, cloakroom/w/c, lounge and a generous kitchen/dining room. The first floor has a principal bedroom with en-suite, two further good size bedrooms and a family bathroom. Externally there is a generous sunny aspect south west facing garden, to the rear of which there is a gate to the garage and parking.

### Entrance hallway.

Entrance door to the hallway which has quality oak flooring, radiator with decorative cover, cloaks cupboard with rechargeable auto lighting. Stairs to the first floor and a wall mounted Hive controller for the heating system.

### Cloakroom/w/c.

Porcelain tiled flooring and part tiled walls, vanity surround incorporating w/c with built in cistern and hand wash basin. Column style heated towel rail/radiator expel air, auto infrared lighting and a double glazed window to the side.

### Kitchen/dining room

15'5 x 9'10  
This is a good size room with the kitchen having a range of cream eye level units with underlighting and back tiling, matching base units and drawers with solid wood work surfaces over. Integrated fridge/freezer and dish washer, infrared controlled kick board LED lighting, inset induction hob with above extractor and stainless steel oven below and an inset one and a half sink. Concealed boiler for hot water and heating(not tested ) and a double glazed window to the front. The dining area offers plenty of space for a good size table and chairs, television point, radiator and a double glazed window to the front.

### Lounge

15'7 x 11'7 reduc to 9'3

The quality oak flooring continues from the hallway into this room, there is a cosy open fireplace with a cast iron wood burner(which could remain or be removed subject to a conversation with the vendor). with built in shelving and entertainment wall. Double glazed window to the rear and French doors open on to the south west facing rear garden with quality fitted white shutter/blinds. Down lighting and radiator.

### Landing

Loft access and double glazed window to the side.

### Bedroom one en-suite

11'4 x 12'5 max

A nice bright and airy main bedroom with a range of fitted wardrobes and matching above bridging cupboards. Double glazed window to the front with white shutter/blind, radiator and a ceiling fan/light. En suite Double walk in shower cubicle with both rain and hand held showers, vanity surround incorporating w/c with built in cistern and hand wash basin with vanity cupboards below. Part tiled walls, shaver point, chrome heated towel rail and expel air.

### Bedroom two

10'9 x 7'3

A third double room with two doubles and one single fitted wardrobes with matching dressing table and drawers and above bridging cupboards. Double glazed window to the rear and radiator.

### Bedroom three

11'7 x 6'5

This double bedroom has double fitted wardrobes to one wall, radiator and a double glazed window to the rear.

### Bathroom

Infrared auto down lighting, porcelain tiled flooring and majority tiled walls. Panelled bath with both rain and hand held showers/screen, vanity unit surround incorporating w/c with built in cistern, hand wash basin and vanity cupboards below, chrome heated towel rail and a double glazed window to the side.

### South west facing rear garden

The property offers a generous size rear garden and

if you enjoy your outside space and the sun, then the south west sunny aspect will certainly be for you. Commencing with a patio area, two side accesses both with gates to the front. The majority of the garden is neatly laid to lawn with some planted borders extending to one side with a garden shed, rear access gate to the garage and parking.

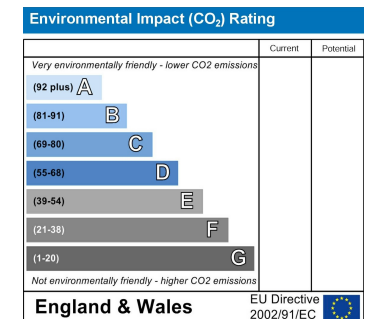
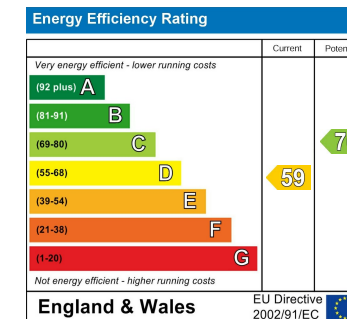
### Garage/parking

The garage is in a block of th with parking to the front, up and over door, power and light. PLEASE NOTE access is via Kings Farm Meadow.



#### Consumer Protection from Unfair Trading Regulations 2008.

S J Warren has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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