


South Street, Tillingham , CM0 7TJ

Guide price £375,000

Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents

**www.churchandhawes.com**
156 Station Road, Burnham on Crouch, Essex, CM0 8HJ
Tel: 01621 782652
burnham@churchandhawes.com

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

**GUIDE PRICE £375,000 - £400,000**
Deceptively spacious from its attractive exterior, this beautifully presented three-bedroom detached bungalow enjoys a secluded west-facing rear garden and is situated within the highly sought-after village of Tillingham.

The well-presented accommodation comprises three generously sized bedrooms, a stylishly fitted family bathroom, and a welcoming entrance hallway. At the heart of the home is a bright and spacious lounge/dining room featuring an impressive vaulted ceiling with freestanding log burner, creating a wonderful sense of space and character. The contemporary fitted kitchen/breakfast room is fitted with a range of quality units and integrated appliances, making it ideal for modern family living.
Externally, the property benefits from meticulously maintained grounds, off-road parking for up to four vehicles, a single garage, and a private rear garden enjoying a desirable westerly aspect.
An internal viewing is highly recommended to fully appreciate the generous accommodation, excellent condition and enviable village location on offer.
EPC Rating: F.









**ACCOMMODATION COMPRISES:**

**ENTRANCE HALLWAY:**

**KITCHEN/BREAKFAST ROOM: 19'8 x 7'11 (5.99m x 2.41m)**

**LOUNGE/DINING ROOM: 19'4 x 14'6 (5.89m x 4.42m)**

**BATHROOM:**

**BEDROOM 1: 12'10 x 9'10 (3.91m x 3.00m)**

**BEDROOM 2: 12'1 x 8'8 (3.68m x 2.64m )**

**BEDROOM 3: 9'9 x 4'5 (2.97m x 1.35m)**

**EXTERIOR:**

**FRONTAGE:**

**GARAGE:**

**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.

Some photographs may have been digitally enhanced using AI for illustrative purposes. These images are intended to help prospective purchasers visualise the property and should not be relied upon as an exact representation of its current appearance or condition. No structural alterations are intended to be depicted. Purchasers should satisfy themselves as to the property's condition and features during their viewing.

MONEY LAUNDERING REGULATIONS (AML) and FINANCIAL SANCTION REGULATIONS:

In accordance with UK Anti-Money Laundering regulations, Church & Hawes are legally required to verify the identity of all purchasers before a property transaction can proceed. Church & Hawes use an online digital identification verification and compliance platform to carry out these important checks on our/your behalf.

A verification fee payable in advance of £40 per person (including VAT) will apply.

These checks must be completed and successfully verified before we are able to progress with the purchase.

Buyers will also be required to complete an Anti Money Laundering Source/Proof of Funds & Buyer Story Questionnaire

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 a 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.

**TENURE & COUNCIL TAX BAND:**
This property is being sold freehold and is Tax Band D.

**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.



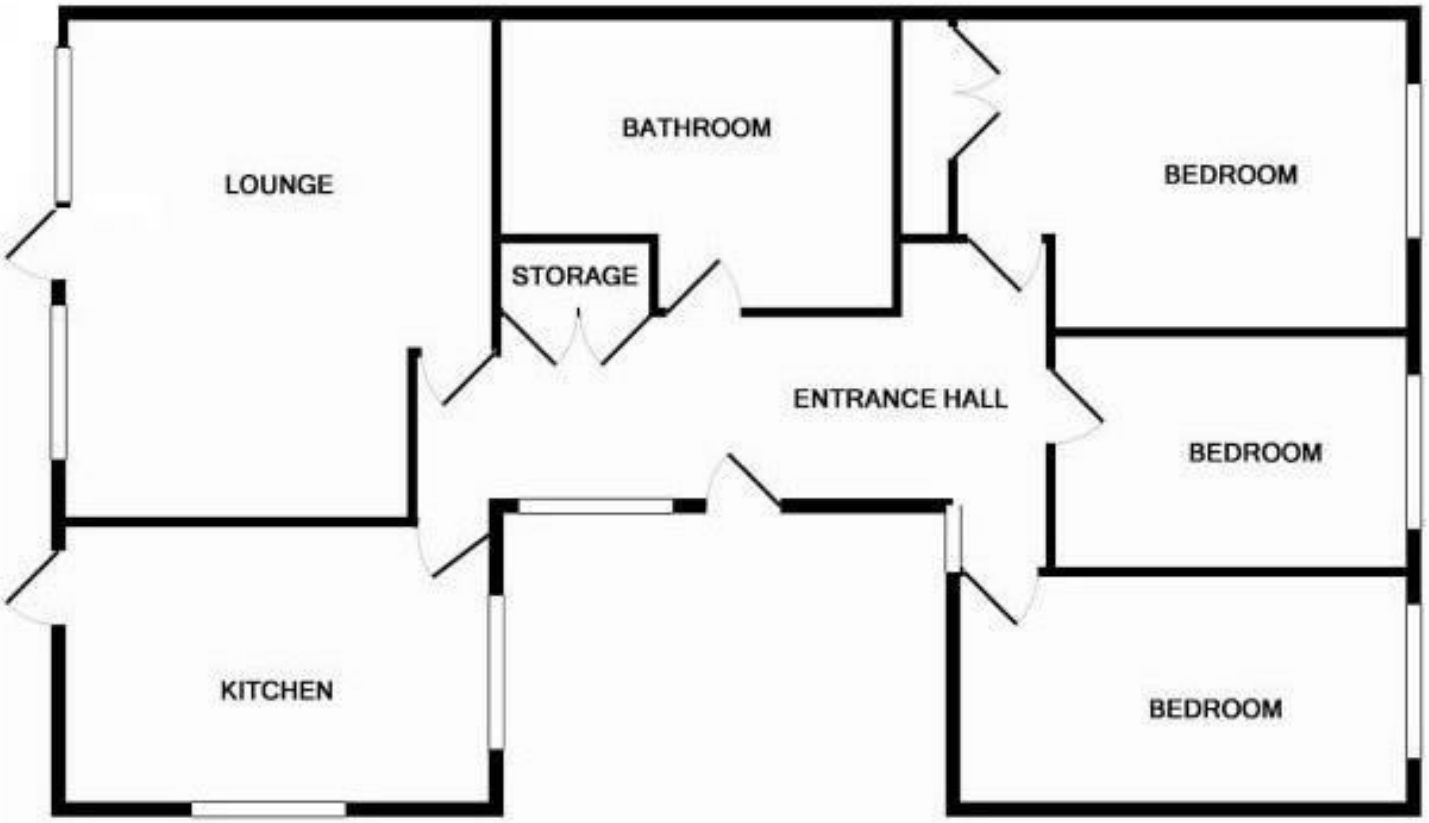








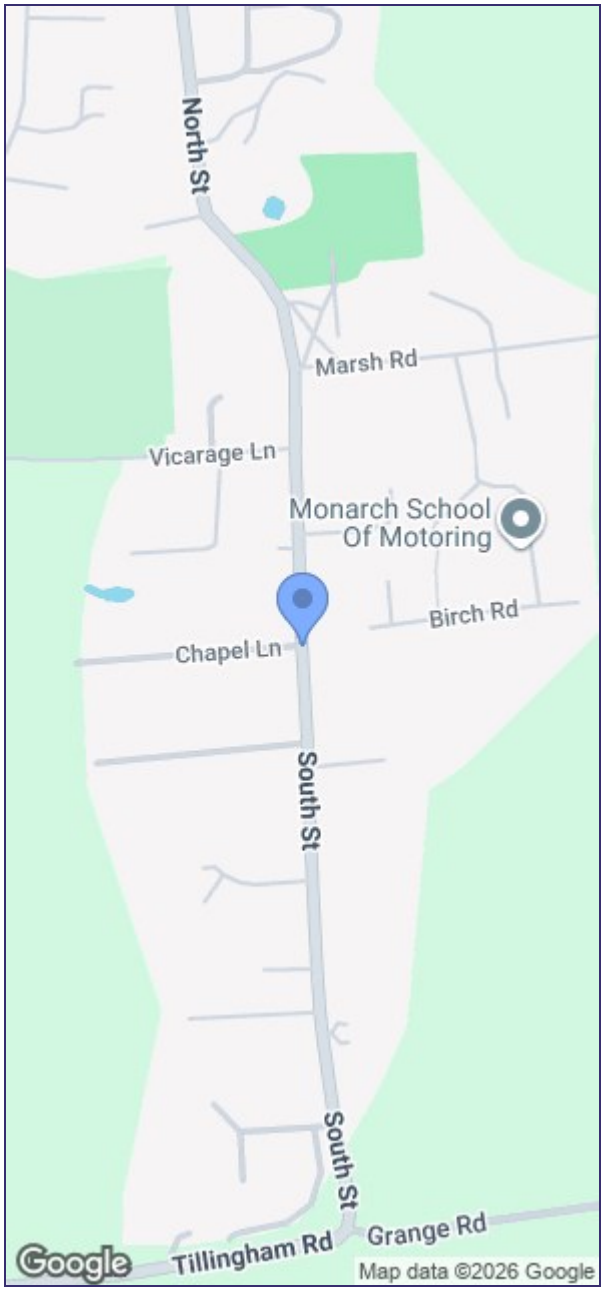

Church
Hawes
churchandhawes.com




TOTAL APPROX. FLOOR AREA 1017 SQ.FT. (94.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 ©2015






Church
Hawes
churchandhawes.com


Church
Hawes
churchandhawes.com


Church
Hawes
churchandhawes.com


Church
Hawes
churchandhawes.com


Church
Hawes
churchandhawes.com