



Birch Gardens, Southminster CM0 7TE  
£325,000

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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Situated in the Village of Tillingham surrounded by open countryside and coastal walks.

The picturesque village has a gorgeous village green and church, local shop, doctors surgery, primary school, recreational park and two public houses/restaurants.

This three bedroom detached house has the benefit of facing the greensward, which offers safety for children to play and be visible.

The property has on the ground floor a good size entrance porch, cloakroom/w/c, kitchen with underfloor heating, and a good size lounge/diner and double glazed conservatory.

The first floor has three double bedrooms and a family bathroom.

Externally a sunny aspect West facing garden, garage in a block with parking to the front and also additionally allocated parking. Good size front garden facing the Greensward.

### **Storm porch.**

### **Entrance porch**

Double glazed entrance door to a good size porch/hallway. Wood effect laminate flooring and built in cloaks cupboard.

### **Cloakroom/w/c**

Hand wash basin with splash back tiling, low level w/c, wood effect laminate flooring and double glazed window to the front.

### **Kitchen**

9'10 x 8'9

Porcelain tiled flooring with underfloor heating. White high gloss eye level units, matching base units and drawers with complimentary work surfaces over. Integrated dish washer, plumbing for a washing machine, space for an electric oven, space for fridge/freezer. Double glazed door to the side and courtyard and a double glazed window to the front.

### **Lounge/diner**

17'10 x 12'5

An excellent size room whether to use as a lounge or with a dining table and chairs, television point and two electric storage heaters. Stairs to the first floor, double glazed window to the side and double glazed patio doors to the conservatory.

### **Landing**

Electric storage heater, built in linen cupboard with lagged water tank and a double glazed window to the side.

### **Bedroom one**

12'11 x 11'10

Double glazed window to the front overlooking the greensward.

### **Bedroom two**

12'5 x 9'10

Another good size double room with a loft access and double glazed window to the rear.

### **Bedroom three**

8 x 7'8

A good size third bedroom with a double glazed window to the rear.

### **Bathroom**

Panelled bath with above electric shower and screen, vanity surround with cupboards incorporating the hand wash basin and w/c with concealed cistern. Tiled walls, chrome heated towel rail, down lighting and a double glazed window to the front.

### **Rear garden**

west facing

If you enjoy the sun then this West facing garden could be the answer. Commencing with a patio entertaining area, neatly laid lawn and a soft play area running down none side of the garden. Close board fenced boundaries and a gate to the rear giving access to the garage in a block, PLEASE NOTE there are short cut from here into the village and to the shop. From the side there is also a picket fence and gate to a good size side courtyard.

### **Front garden**

The front garden is a good size laid to lawn and split by a path leading to the front door.

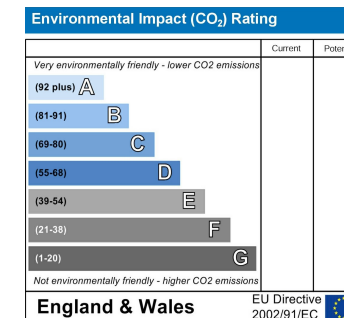
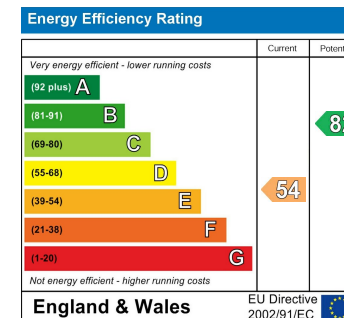
### **Garage**

The garage is in a block with space to park to the front, PLEASE NOTE the property also comes with an additional allocated parking space.



**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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