



Birch Gardens, Southminster CM0 7TE  
Offers in the region of £315,000

To view this property call  
01621 734300

**SJ WARREN**  
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## 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.

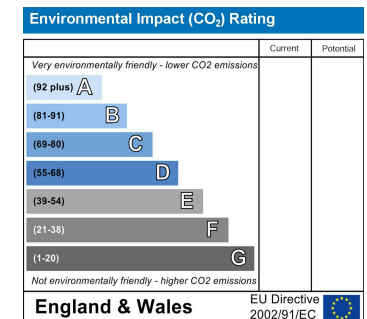
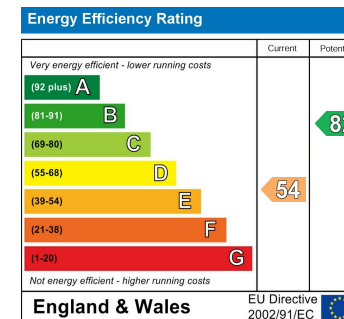
### **Garage**

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.**

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