



**Church  
Hawes**  
churchandhawes.com

**South Street, Tillingham , Essex CM0 7TB**  
**Price £295,000**

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Set in the heart of the picturesque semi-rural village of Tillingham, this charming semi-detached character cottage boasts a wealth of period features. The property has benefited from various upgrades and improvements over the years, including replacement double-glazed windows and a re-installed central heating system. The deceptively spacious accommodation begins with an entrance porch leading into a welcoming living room, which in turn provides access to an impressively sized kitchen/breakfast room and a further dining room. To the first floor, a landing leads to three well-proportioned bedrooms and a family bathroom. Externally, the property enjoys an attractive and mature rear garden, while driveway parking is available to the front. The cottage is favourably positioned just a 10-minute drive from Southminster, offering a mainline train service to London Liverpool Street. Early viewing is highly recommended to fully appreciate the deceptive size, character, and decorative standard this delightful home has to offer. Energy Rating E.



## FIRST FLOOR:

### LANDING:

Staircase down to ground floor, access to loft space, doors to:

### BEDROOM 1: 11'2 x 9'11 (3.40m x 3.02m )

Double glazed window to front, radiator, built in storage cupboard/wardrobe.

### BEDROOM 2: 11'2 x 6'9 (3.40m x 2.06m )

Double glazed window to front, radiator.

### BEDROOM 3: 9'11 x 9'2 (3.02m x 2.79m )

Double glazed window to rear, radiator.

### FAMILY BATHROOM:

Double glazed window to rear, chrome heated towel rail, 3 piece white suite comprising panelled bath with mixer tap and shower over, close coupled wc and pedestal wash hand basin, tiled walls and floor.

## GROUND FLOOR:

### ENTRANCE PORCH:

Part glazed entrance door to front, block paved flooring, door to:

### LIVING ROOM: 10'11 x 9'11 (3.33m x 3.02m )

Double glazed window to front, radiator, original cast iron fireplace, staircase to first floor, door to:

### KITCHEN/BREAKFAST ROOM: 20'1 x 8'9 (6.12m x 2.67m )

Two double glazed windows to rear, timber entrance door to rear, kitchen refitted with an extensive range of matching wall and base mounted storage units and drawers, roll edged work surfaces with inset single bowl/single drainer sink unit, freestanding electric oven and hob with extractor over, space for fridge, freezer and washing machine, matching breakfast bar, door to:

### DINING ROOM: 10'11 x 9'11 (3.33m x 3.02m )

Double glazed window to front, radiator, open fireplace, built in storage cupboard.

## EXTERIOR:

## FRONTAGE:

Block paved frontage providing off road parking for one vehicle.

## REAR GARDEN:

Accessed via side gate, commencing with a paved patio seating area leading to remainder which is predominantly laid to lawn with established beds to borders and further paved seating area at rear.

## TENURE & COUNCIL TAX BAND:

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

## 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.

## 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.





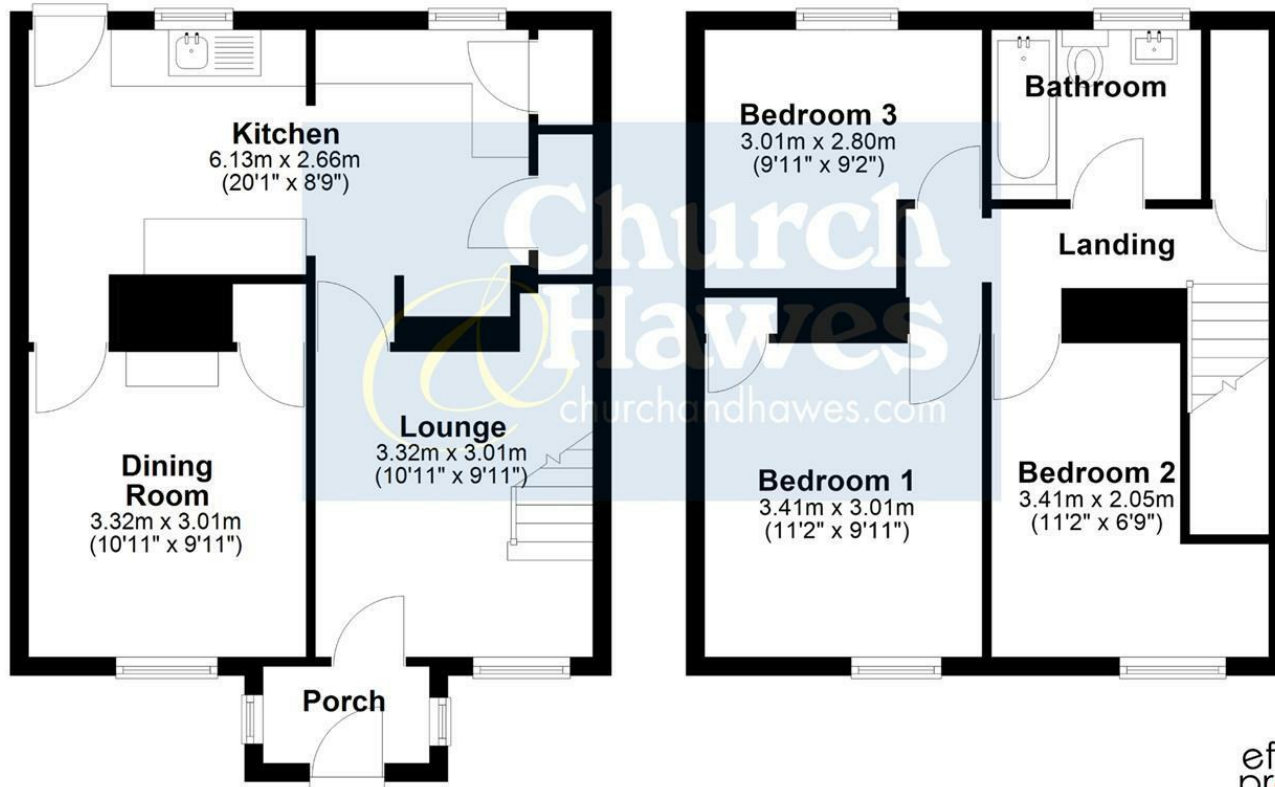
APPROX INTERNAL FLOOR AREA  
TOTAL 86 SQ M 920 SQ FT

This plan is for layout guidance only and is  
**NOT TO SCALE**  
Whilst every care is taken in the preparation  
of this plan, please check all dimensions,  
shapes & compass bearings before making  
any decisions reliant upon them.  
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### Ground Floor

### First Floor



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