

Paul Mason Associates

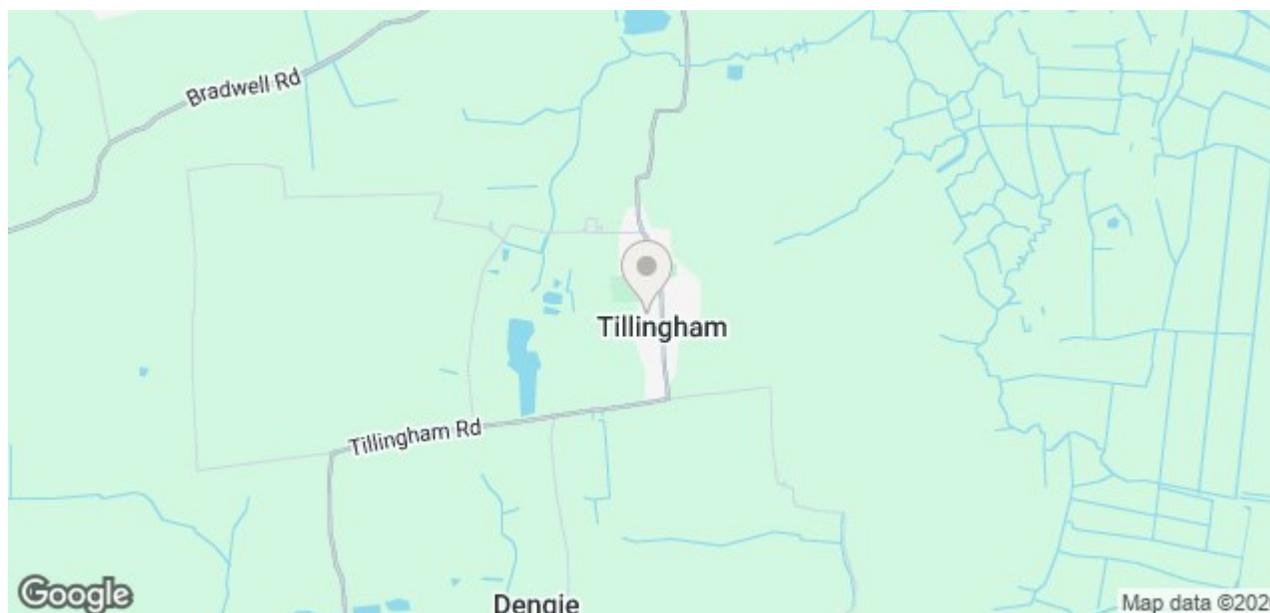
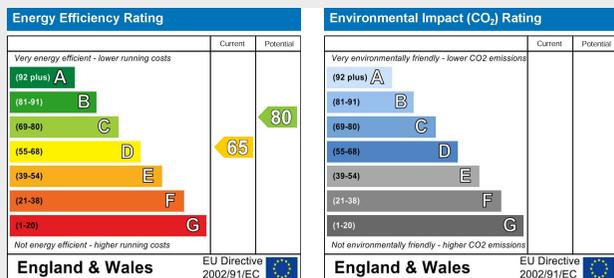


Kings Farm Meadow, Tillingham, Southminster, CM0
Guide price £325,000

- Link-Detached House
- Lounge/Dining Room
- Lounge With Log Burner
- Ground Floor Cloakroom
- Three Double Bedrooms
- Generous Landing
- Re-Fitted Family Bathroom
- Driveway & Garage
- Walking Distance to School, Shop & Public Houses
- EPC - D

GUIDE PRICE - £325,000-£350,000..... This well presented three bedroom link-detached property is located in the picturesque village of Tillingham, which is located within the Dengie Peninsula with the closest town being Burnham-On-Crouch which is approximately 8 miles. The village is clustered around the historic centre which has been designated as a conservation area. There are two public houses which date back to the 15th century and two chapels. The village also benefits from a primary school, doctors, bowls club and a variety of shops. Being part of the Dengie Hundred which is bounded by the River Blackwater and the River Crouch, the village also has footpaths throughout providing pleasant countryside walks.

The accommodation comprises a entrance hallway, cloakroom, generous lounge/dining room with patio doors leading to the rear garden. and a fitted kitchen. To the first floor there is a large landing providing access to bedroom one and two further double bedrooms and a re-fitted three piece bathroom suite. To the rear, there is a paved seating area with the remainder laid with artificial grass. To the front offers off road parking for two/three vehicles and access to a single garage. Viewing comes highly recommended to fully appreciate the size and standard of the accommodation on offer.



Distances

ACCOMODATION

GROUND FLOOR

Entrance hall

Cloakroom

Lounge/Diner

6.6mx 3.8m (21'7"x 12'5")

Kitchen

3.4m x 2.4m (11'1" x 7'10")

FIRST FOOR

Landing

Bedroom One

4m x 3.2m (13'1" x 10'5")

Bedroom Two

4.1m x 2.7m (13'5" x 8'10")

Bedroom Three

3.7m x 2.4m (12'1" x 7'10")

Family Bathroom

EXTERIOR

Rear Garden

Garage

Front Garden

Services

Gas - N/A

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Oil Central Heating

Local Authority - Maldon District

Council

Viewings

Strictly by appointment only through the selling agent Paul Mason Associates on 01621 742310.

Important Notices.

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.





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