



Mill Road, Southminster CM0 7SY  
£440,000

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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Located in the semi rural and picturesque village of Tillingham with its gorgeous village green and church, the village also has a shop, doctors surgery and infant school.

This three bedroom detached bungalow comprises of a large lounge, spacious kitchen/breakfast room and utility room. Three double bedrooms with an en-suite to the main bedroom and a family bathroom. Externally 62 ft x 22 ft sunny west facing rear garden and to the front its own drive to a detached garage with a pitched tiled roof.

PLEASE NOTE there is potential to the side subject to planning to extend and the frontage could be altered for additional parking.

### **Entrance hallway**

9'8 x 15'3

Entrance door to the hallway, linen cupboard with radiator and shelving, loft access.

### **Lounge**

15'5 x 16

This is a nice bright and airy room and a very generous size with two radiators and television point. Double glazed double doors to the rear garden and two double glazed windows to the side.

### **Kitchen/breakfast room.**

13'7 x 11

Once again this is an excellent size room with the kitchen having a range of oak fronted eye level units with back tiling, matching base units and drawers and work surfaces over. Inset electric hob with above extractor and built in oven below, inset stainless steel sink and space for a fridge/freezer. The breakfast area has a generous solid oak breakfast bar/table, radiator and a double glazed window to the front.

### **Utility room**

9'7 x 4'4

Work surface with plumbing beneath for washing machine and also a floor mounted oil boiler(not tested) double glazed window and door to the side.

### **Bedroom one en-suite**

11'5 x 9'7

A good size double room lovely and bright with a double glazed window to the front, television point, radiator and door to the en-suite.

En-suite Walk in shower cubicle, hand wash basin

with vanity cupboards below, close coupled w/c, expel air, radiator and double glazed window to the side.

### **Bedroom two**

11 x 10'7

Another generous double room with a double glazed window to the rear, television point and radiator.

### **Bedroom three**

10'6 x 6'8

The third double room with a double glazed window to the rear and radiator.

### **Bathroom**

Part tiled walls, panelled bath, close coupled w/c, pedestal hand wash basin, double glazed window to the side, expel air and radiator.

### **Rear garden west facing.**

61 ft x 22 ft

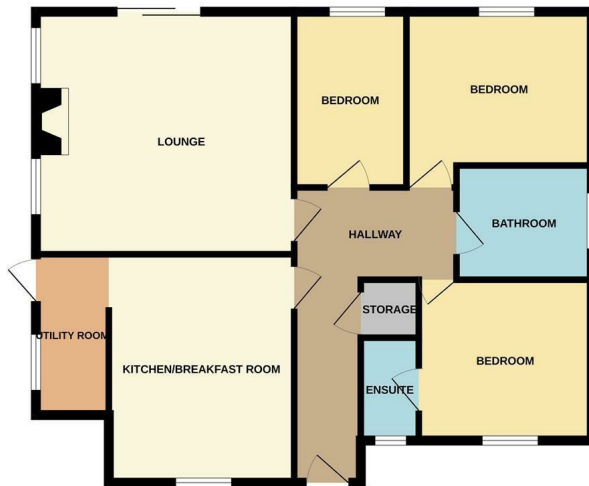
If you enjoy the summer sun, then this West facing garden is the one for you. Commencing with a patio area, green house, shed and side path with a courtesy door to the garage and gate to the front. PLEASE NOTE this area does potentially offer scope to extend subject to any consents required, the remaining garden is to lawn with some planting.

### **Frontage, drive and garage.**

The bungalow has its own drive to a detached garage with a pitched tiled roof and up and over door. The remaining frontage is split into two laid lawns, offering potential for additional parking.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floors, walls, ceilings and any other parts are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The correct system and applicable measurement will be noted and explained as to their accuracy or efficiency can be given. Made with Image 2002

**Referrals**

We work closely with a section of Trusted Local Solicitors/Conveyancers. This helps to provide for a smooth process from start to finish. Please note some (not all) pay us, The Agent, a Referral fee of up to £200. You however are under NO OBLIGATION to use any such recommendation.

**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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>79</b>

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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