

Manor Road, Dengie,
CM0 7UG

CURTIS O'BOYLE

Sales & Lettings





Manor Road, Dengie, Southminster

CMO 7UG

£360,000

A three-bedroom semi-detached house set in an impressive semi-rural position just outside Tillingham, enjoying far-reaching views across open fields to both the front and rear.

The property features a dual-aspect lounge providing plenty of natural light, along with a fitted kitchen that overlooks the rear garden. A ground floor bathroom serves the home, and oil-fired heating to radiators is installed throughout. The property is also double glazed.

Outside, the rear garden extends to approximately 120 feet, offering a generous outdoor space backing onto open countryside and offers great scope to extend (stpp). To the front, there is a driveway providing off-road parking for three to four vehicles.

ENTRANCE LOBBY AND HALL Double glazed entrance door and window to front aspect, tiled floor, smooth ceiling, radiator, stairs to first floor.

BATHROOM 7' 9" x 5' 5" (2.36m x 1.65m) Double glazed window to front aspect, smooth ceiling, radiator, part tiled walls, tiled floor, panelled bath, vanity wash hand basin, close coupled WC.

LOUNGE 15' x 12' (4.57m x 3.66m) Double glazed windows to front and rear aspects, radiator, smooth ceiling, fireplace with log burning stove.

KITCHEN/DINER 15' x 8' 8" (4.57m x 2.64m) Double glazed door to rear garden, double glazed windows to side and rear aspects, smooth ceiling, radiator, fitted base and wall units, stainless steel sink unit with mixer tap inset into worktops, built in electric oven and four ring hob, space for washing machine, tiled splashbacks, understairs cupboard.

FIRST FLOOR LANDING Double glazed window to rear aspect, smooth ceiling, loft access.

BEDROOM ONE 15' x 8' 9" (4.57m x 2.67m) Double glazed windows to side and rear aspects, radiator, smooth ceiling, airing cupboard.

BEDROOM TWO 12' x 7' 8" (3.66m x 2.34m) Double glazed window to front aspect, smooth ceiling, radiator, feature cast iron fireplace.

BEDROOM THREE 8' 11" x 7' (2.72m x 2.13m) Double glazed window to rear aspect, radiator.

REAR GARDEN 120' (37m) Approx. in length. Paved patio area, laid to lawn with flower and shrub beds throughout and various small trees including a Walnut tree, fencing to boundary, timber shed, greenhouse, large storage shed, fields to rear.

FRONT GARDEN Well stocked flower and shrub beds with block paved path through to entrance door, driveway for three to four vehicles, external oil fired boiler, field views opposite.



To view this property call Curtis O' Boyle Estate Agents on **01621 855558**

GROUND FLOOR
424 sq.ft. (39.4 sq.m.) approx.

1ST FLOOR
357 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA: 781 sq.ft. (72.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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