



**Church
Hawes**
churchandhawes.com

Birch Road, Tillingham , CM0 7SX
Price £320,000

Church & Hawes
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

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NO ONWARD CHAIN - Occupying a delightful position overlooking a picturesque greensward in the highly desirable semi-rural village of Tillingham, this well presented detached family home offers an enviable combination of space, tranquility, and convenience. Situated along a quiet no-through road, the property provides an ideal setting for families seeking a peaceful village lifestyle.

The accommodation begins with a welcoming entrance hall leading into a bright and spacious living room, creating the perfect space to relax and entertain. To the rear, a stylish refitted kitchen/dining room features integrated appliances and flows seamlessly into a conservatory/garden room, providing additional versatile living space with views over the rear garden. Upstairs, the first-floor landing gives access to three well-proportioned bedrooms and a contemporary refitted family bathroom, complete with an elegant four-piece suite.

Externally, the property enjoys a generously sized rear garden, ideal for outdoor entertaining and family enjoyment. A garage is positioned to the side of the house, providing excellent storage, while a block-paved driveway to the front offers extensive off-road parking for multiple vehicles.

Tillingham is a charming and well-served village offering an excellent quality of life, with two welcoming public houses, playing fields, a village shop, and the highly regarded St Nicholas Primary School all within easy walking distance. For commuters, Southminster railway station is approximately a 10-minute drive away, providing rail links into London Liverpool Street.

Early viewing is highly recommended to fully appreciate the location, generous accommodation, and lifestyle on offer. Energy Rating: TBC.



ACCOMMODATION COMPRISES:

FIRST FLOOR:

BEDROOM 1: 11'3 x 10'11 (3.43m x 3.33m)

BEDROOM 2: 9'10 x 9'7 (3.00m x 2.92m)

BEDROOM 3: 8'2 x 7'7 (2.49m x 2.31m)

FAMILY BATHROOM:

Four piece suite.

GROUND FLOOR:

ENTRANCE HALLWAY:

Airing cupboard housing hot water cylinder and boiler.

LIVING ROOM: 16'10 > 14'10 x 14'1 (5.13m > 4.52m x 4.29m)

KITCHEN/DINER: 16'10 x 9'10 (5.13m x 3.00m)

Refitted kitchen with integrated appliances, open plan to:

CONSERVATORY/GARDEN ROOM: 10'7 x 9'2 (3.23m x 2.79m)

EXTERIOR:

REAR GARDEN:

FRONTAGE:

Driveway providing off road parking for numerous vehicles and access to:

GARAGE:

Up and over door to front, personal door to side, double glazed French style doors to rear.

TENURE & COUNCIL TAX BAND:

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

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 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.



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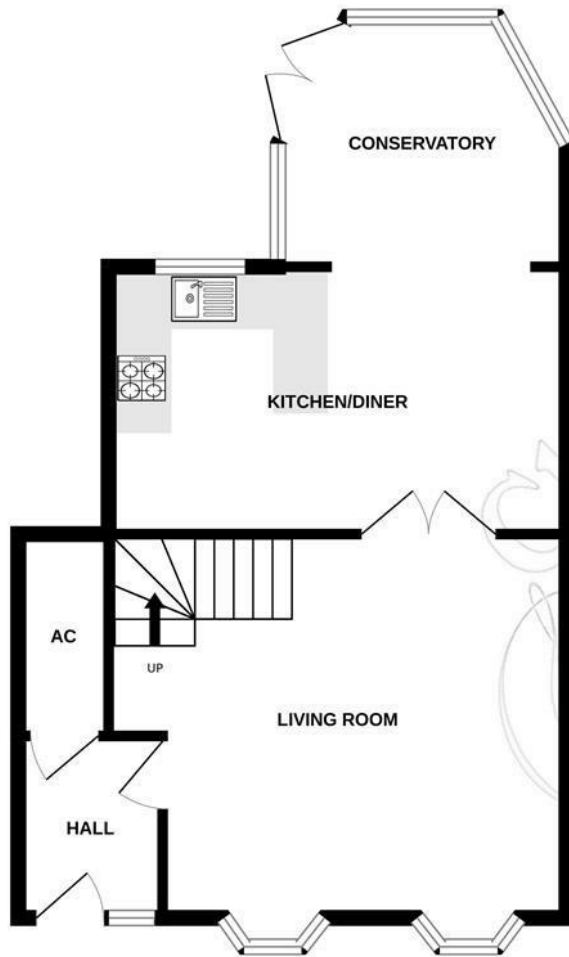
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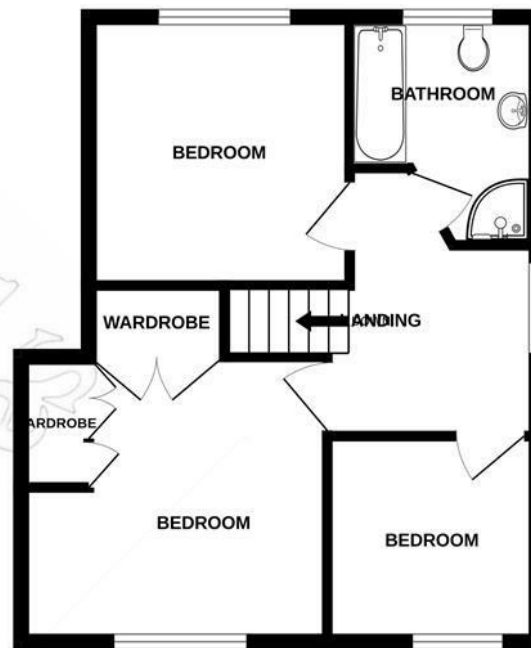
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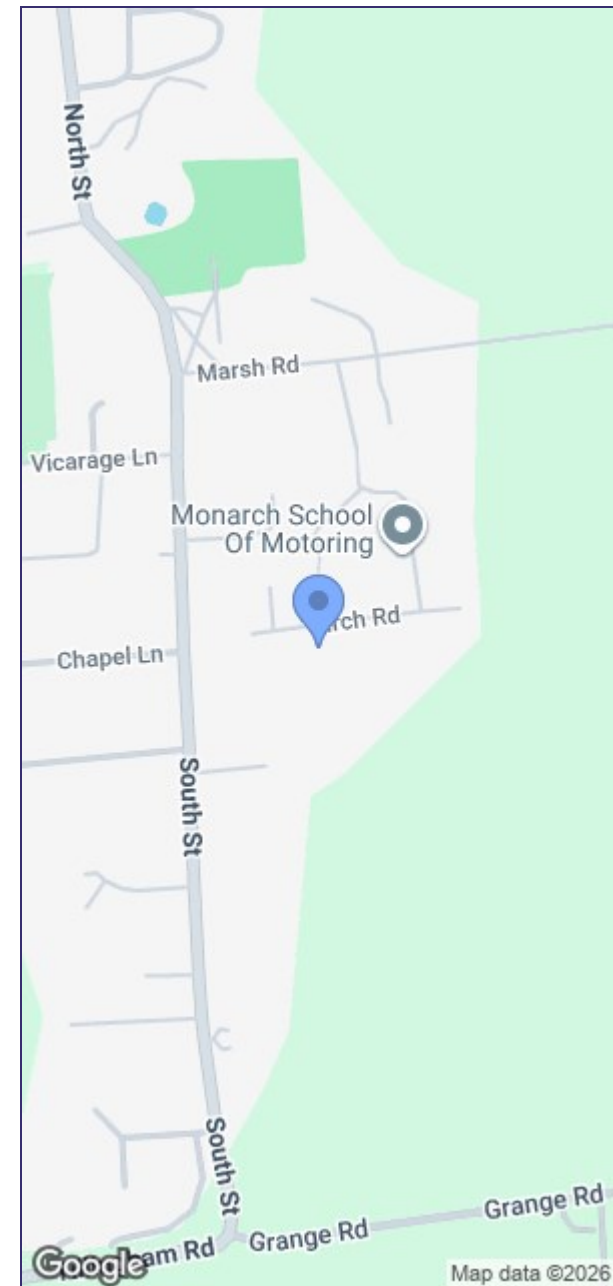
GROUND FLOOR



1ST FLOOR



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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