



Mill Road, Tillingham, Essex CM0 7SY
Price £395,000

Church & Hawes
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

****DETACHED FAMILY HOME ON DESIRABLE CORNER PLOT!**** Set on the approach to a popular development in the heart of the ever sought after picturesque and quaint semi-rural village of Tillingham, with it's favoured Primary School, wonderful village green and two popular public houses, is this detached family home positioned on a desirable corner plot and offering wonderful potential to both improve and extend (stpp). The property does require a small degree of modernisation but offers great scope for improvement with deceptively spacious living accommodation commencing on the ground floor with a light and airy entrance hall leading to a study/bedroom, cloakroom, dining room, living room with adjoining conservatory at the rear and a generously sized dual aspect kitchen. The first floor then offers a landing leading to three double bedrooms and a family bathroom. Externally, the property enjoys an impressively sized rear garden, owing much to the corner plot on which the property sits while the frontage provides off road parking and access to a garage. Viewing is strongly advised to avoid missing out. Energy Rating E.



FIRST FLOOR:

LANDING:

Double glazed window to front, airing cupboard housing hot water cylinder, staircase down to ground floor, doors to:

BEDROOM 1: 12'11 x 11' > 10' (3.94m x 3.35m > 3.05m)

Double glazed window to side, radiator, access to loft space.

BEDROOM 2: 12'5 x 10'7 > 7'3 (3.78m x 3.23m > 2.21m)

Double glazed window to rear, radiator.

BEDROOM 3: 9'3 x 8'3 (2.82m x 2.51m)

Double glazed window to front, radiator.

FAMILY BATHROOM:

Obscure double glazed window to front, chrome heated towel rail, 3 piece white suite comprising panelled bath with shower over, pedestal wash hand basin and close coupled wc, wall mounted cabinet, tiled walls.

GROUND FLOOR:

ENTRANCE HALLWAY:

Obscure double glazed entrance door to front, radiator, staircase to first floor, wood effect floor, doors to:

STUDY/BEDROOM: 11' x 7'5 (3.35m x 2.26m)

Double glazed window to front, radiator.

DINING ROOM: 14' x 11' (4.27m x 3.35m)

Dual aspect room with double glazed French style doors opening onto rear garden and double glazed window to side, radiator, continuation of wood effect floor.

CLOAKROOM:

Two piece white suite comprising close coupled wc and wall mounted wash hand basin, part tiled walls, tiled floor, extractor fan.

LIVING ROOM: 14'9 x 10'7 (4.50m x 3.23m)

Double glazed sliding doors to conservatory, radiator, 2 built in full height storage cupboards and display recess.

CONSERVATORY: 13'8 x 9'8 (4.17m x 2.95m)

Double glazed French style doors to side opening onto garden, double glazed windows to sides and rear, vaulted ceiling with fan light, tiled floor.

KITCHEN: 16'10 x 10'1 (5.13m x 3.07m)

Dual aspect room with double glazed windows to front and rear, obscure double glazed entrance door to side, extensive range of gloss fronted wall and base mounted storage units and drawers, roll edged work surfaces with inset single bowl/single drainer sink unit, Belling range cooker to remain with extractor hood over, space and plumbing for fridge/freezer, washing machine and dishwasher, matching upstands, cupboard housing boiler.

EXTERIOR:

REAR GARDEN:

Commencing with a generously sized paved patio seating area at side of property with access gate leading to front, open to remainder which is predominantly laid to lawn with beds to borders, timber storage shed/workshop, side access path providing access to front and with personal door into side of:

GARAGE:

Up and over door to front, power and light connected, personal door to side.

FRONTAGE:

Mainly laid to lawn, driveway providing off road parking for 2 vehicles and access to garage.

TENURE & COUNCIL TAX BAND:

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

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.

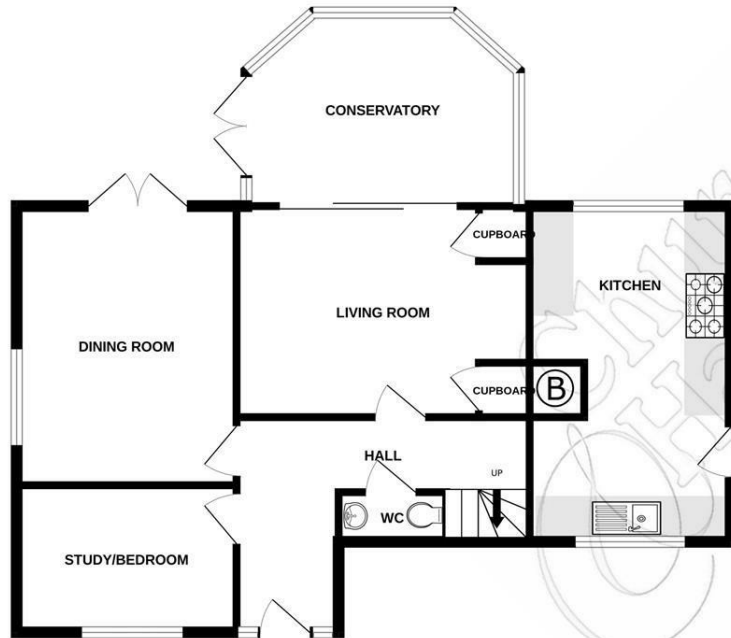
VILLAGE OF TILLINGHAM:

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.





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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