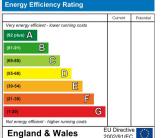
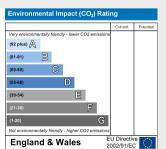


- Three Bedroom Detached House
- Village Location
- Dressing Area and En-Suite to Bedroom One
- First Floor Bathroom
- Ground Floor Cloakroom
- Generous Sized Lounge
- Garage
- Off Road Parking
- Mature Rear Garden
- EPC -





This three bedroom detached house benefits from no onward chain and is located in the heart of Tillingham, which is a small village within the Dengie Peninsula which is bounded by the River Blackwater and the River Crouch, with the closest town being Burnham-On-Crouch which is approximately 8 miles from Tillingham. The village is clustered around the historic centre which has been designated as a conservation area. There are two public houses which dates back to the 15th century and the Church of St Nicholas which dates back to the 13th century. The village also benefits from a primary school, variety of shops, hairdressers, doctors, post office, a local recreational park, outdoor gym and sports clubs including cricket, football and bowls. The local village of Southminster has a train station which is located just 4.5 miles from Tillingham. the village also has idyllic footpaths throughout providing pleasant walks.

The accommodation commences an entrance hall with doors to the cloakroom, kitchen and the generously sized lounge with a feature fireplace and French doors opening to the rear garden. To the first floor, there is a landing providing access to the family bathroom suite and three bedrooms with bedroom one boasting a dressing area and en-suite. Externally, the property is situated at the end of a no-through road and benefits from off road parking and a garage. To the rear of the property the garden consists of a decked seating area and the remainder is laid to lawn with a verity of decorative shrubbery to the borders. Viewing comes highly recommended.



### **ACCOMMODATION**

## **GROUND FLOOR**

**Entrance Hall** 

Cloakroom

Kitchen

2.87m x 2.26m (9'4" x 7'4")

Lounge

5.54m x 4.67m (18'2" x 15'3")

FIRST FLOOR

Landing

**Bedroom One** 

4.17m x 2.57m (13'8" x 8'5")

Dressing Room/Walk in Wardrobe

**En-Suite** 

**Bedroom Two** 

3.53m x 2.51m (11'6" x 8'2")

**Bedroom Three** 

2.49m x 2.03m (8'2" x 6'7")

**Bathroom** 

**EXTERIOR** 

Garage

Rear Garden

Frontage

**Property Services** 

Gas - N/A

Electric - Mains

Water - Mains

Drainage - Mains Heating - Oil Central Heating

Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

**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.

Should you be successful in having an offer accepted on a property through ourselves, then there is an administration charge of £25 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.











# Paul Masoan

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# Sales | Lettings | Development | Investment

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