

Paul Mason Associates



Kings Farm Meadow, Tillingham, CM0 7GY

£335,000



- 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.



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			
England & Wales		EU Directive 2002/91/EC	

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			
England & Wales		EU Directive 2002/91/EC	

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.



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