



Church
Hawes

Mill Road, Tillingham , Essex CM0 7SY
Price £450,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Beautifully extended and thoughtfully modernised, this impressive detached family home is situated on a highly sought-after residential road in the heart of the semi-rural village of Tillingham. The property has been substantially extended to both the side and rear, creating spacious and versatile accommodation throughout. The ground floor is welcomed by an inviting entrance hall, leading to a generous double bedroom that could also serve as an additional reception room, a contemporary shower room, and a stunning open-plan kitchen, living and dining space across the rear of the home. This superb family area is complemented by a separate utility room.

Upstairs, the first floor offers three well-proportioned double bedrooms, all accessed from a central landing, together with a stylishly refitted family bathroom.

Externally, the home benefits from a beautifully established rear garden, providing an excellent space for relaxation and entertaining. A substantial outbuilding offers ideal accommodation for a home office, studio, gym or hobby room. To the front, a large shingled driveway provides ample off-road parking for multiple vehicles.

Combining generous living space, modern finishes and a desirable village location, this exceptional family home must be viewed to be fully appreciated. Early viewing is highly recommended.

Energy Rating: D



ACCOMMODATION COMPRISES:

FIRST FLOOR:

BEDROOM 1: 11'3 x 10'7 (3.43m x 3.23m)

BEDROOM 2: 10'2 x 10'2 (3.10m x 3.10m)

BEDROOM 3: 7'11 x 7'6 (2.41m x 2.29m)

FAMILY BATHROOM:

GROUND FLOOR:

ENTRANCE HALLWAY:

SHOWER ROOM:

SITTING ROOM: 14'7 x 13'9 (4.45m x 4.19m)

OPEN PLAN KITCHEN/LIVING/DINING AREA: 23'11 x 19'1 (7.29m x 5.82m)

UTILITY: 10'11 x 7'11 (3.33m x 2.41m)

EXTERIOR:

Landscaped rear garden with large outbuilding. Frontage providing off road parking for several vehicles.

TENURE & COUNCIL TAX BAND:

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

AGENTS NOTES:

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.

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.



Church
Hawes
churchandhawes.com



Church
Hawes
churchandhawes.com



Church
Hawes
churchandhawes.com



Church
Hawes
churchandhawes.com

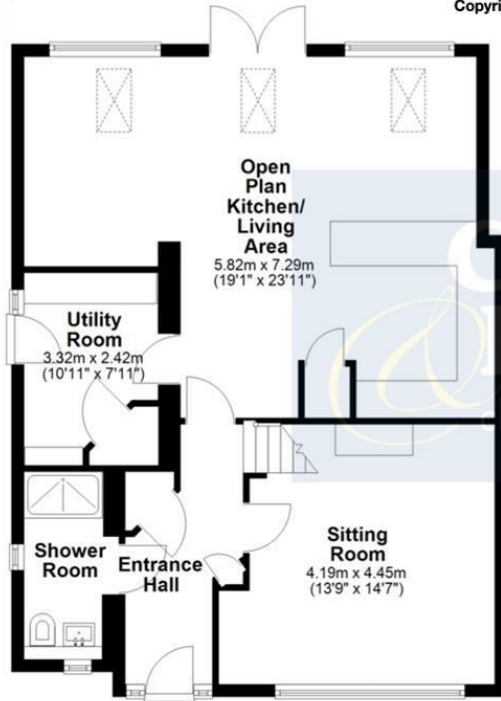




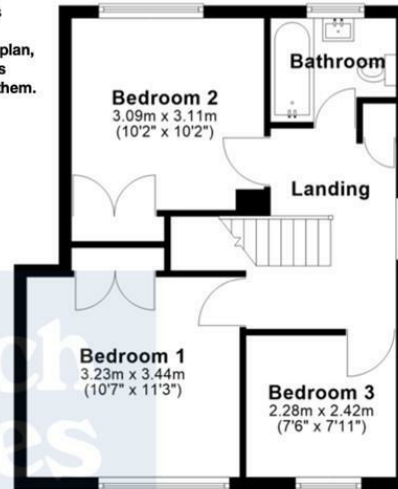
Approximate Internal Floor Area
Main House 117 SQ M 1251 SQ FT
Outbuilding 24 SQ M 261 SQ FT
Total 141 SQ M 1512 SQ FT

This floor plan is for guidance to layout only and is NOT TO SCALE.
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.
Copyright Church & Hawes

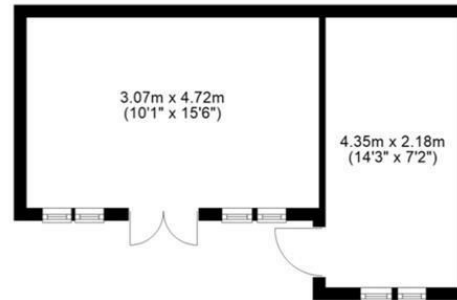
Ground Floor



First Floor



Outbuilding



efficient
property
marketing





Church
Hawes
churchandhawes.com

Church
Hawes
churchandhawes.com

Church
Hawes
churchandhawes.com

Church
Hawes
churchandhawes.com

