

Kings Farm Meadow, Southminster CM0 7GY £390,000

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# The accommodation comprises

Located in a small select development in the Quaint village of Tillingham, which is well known for its picturesque village green and church.

The village is in a gorgeous semi rural setting with wonderful countryside and river walks. There has two public houses/restaurants, doctors surgery, village shop and an infant school.

The village of Southminster is only 4 miles away offering shops and a rail link to London Liverpool street, for even more facilities the town of Burnham On Crouch is only 7 miles.

This attractive looking three bedroom detached house offers on the ground floor a cloakroom/w/c, lounge with muti wood burning stove, dining area and a modern kitchen

The first floor has three bedrooms, a modern high specification fitted bathroom and a large landing, ideal space for a home working desk/study area. Externally if you love those hot sunny days, then this lovely south facing garden should tick all the right boxes.

The garage has parking to the front an an extremely handy loft space with two velux style windows(please see photographs) power and light.

# Storm porch

Storm porch to the entrance door and hallway.

### Entrance hallway

Entrance door to the hallway which has wood effect flooring, cloaks cupboard and stairs to the first floor landing.

### Cloakroom/w/c

Tiled flooring and part tiled walls, close coupled w/c, hand wash basin with double vanity cupboards below, radiator, expel air and a double glazed window to the front.

# Lounge and dining area

### 21'7 x 12'6

A good size lounge made all the more cosy with an open fireplace and cast iron multi stove wood burner with slate hearth and above wooden mantle. Television point, radiator, double glazed double doors and side screen windows to the rear, wood effect flooring and open plan to the dining room. The wood effect flooring continues into this room where there is plenty of space for a good size family table and chairs. Double glazed double doors to the rear and radiator.

#### Kitchen

#### 11'2 x 7'9

A modern fitted kitchen with a range of cream shaker style eye level units with back tiling, matching base units and drawers and wood effect work surfaces over. Integrated dish washer and washing machine, inset electric hob with above stainless steel extractor and stainless steel oven below. Inset white enamel sink and drainer, space for a fridge/freezer, down lighting and a double glazed window to the front.

#### Landing

This is an unusually large space and makes an ideal area to work from home/study area. Loft access, linen cupboard with water tank and a double glazed window to the front.

#### Bedroom one

10'8 x 9'8

This being the main room has plenty of space for your fitted or freestanding wardrobes, radiator and a double glazed window to the rear.

#### Bedroom two

10'1 x 7'9

Wood effect flooring, radiator and a double glazed window to the rear.

#### Bedroom three

8'0 x 7'7

Wood effect flooring, radiator and a double glazed window to the front.

#### Bathroom

Fitted to a high standard with a free standing roll top ball and claw bath with above fitted shower and screen, close coupled/c and a pedestal hand wash basin. Chrome heated towel rail, expel air, tiled flooring and part tiled walls and down lighting.

#### Rear garden south facing

If you enjoy those hot sunny days, then this good size south facing garden should hit the spot. Commencing with a generous patio/entertaining area, water tap and side gate to the front. Neatly laid to lawn backing a natural pond/stream with close board fenced boundaries, courtesy door to the garage and side gate.

Parking, garage and loft space.

The garage has parking to the front, up and over door, power and light.

The loft space is an extremely useful space with two velux style windows, power and light( PLEASE SEE PHOTOGRAPHS)







GROUND FLOOR

1ST FLOOR



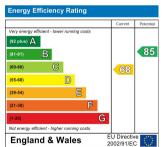


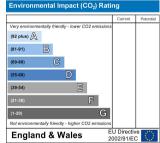
Whits very attempt has been made to ensure the accuracy of the floor/lan contained here, measurement of doors, individes, coross and any other terms are approximate and for responsibility is taken for any error, omiscison or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been rested and no guarante as to their operability or efficiency can be given.

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## Consumer Protection from Unfair Trading Regulations 2008.

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