



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

To view this property call  
01621 734300

**SJ WARREN**  
[www.sjwarren.co.uk](http://www.sjwarren.co.uk)

## The accommodation comprises

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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 multi 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



**Consumer Protection from Unfair Trading Regulations 2008.**

S J Warren has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(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			85
(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	

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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