



Kings Farm Meadow, Southminster CM0 7GY  
£350,000

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 the picturesque village of Tillingham, well known for its gorgeous village green and church. The village has two public houses/restaurants, doctors surgery, village shop and a junior school and the surrounding area offers beautiful countryside and coastal walks. The neighbouring village of Southminster is only 4 miles away offering a rail link to London Liverpool Street Station and various shops and amenities.

This three bedroom detached home is offered with no onward chain, with the ground floor offering a cloakroom/w/c, generous lounge and kitchen. The first floor has a main bedroom with dressing area and en-suite, two further bedrooms and a family bathroom. Externally a sunny aspect West facing rear garden and to the front its own drive to a garage with up and over door, power and light.

### Entrance hallway.

Entrance door to the hallway, radiator and stairs to the first floor.

### Cloakroom/w/c

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

### Kitchen

9'5 x 7'5

Mahogany coloured eye level units with back tiling, matching base units and drawers with marble effect work surfaces over. Integrated fridge/freezer, plumbing for dish washer, inset electric hob with above extractor and stainless steel oven below. Inset stainless steel sink and a double glazed window to the front.

### Lounge

18'2 x 15'4

The lounge is a generous size with a sandstone fireplace/surround with an electric flame effect fire, two radiators and tv point. Large understairs cupboard, double glazed double doors with side screen windows and above light windows to the rear.

### Landing

Loft access, airing cupboard with water tank.

### Bedroom one en-suite & dressing area.

13'8 x 8'5 dress area 10'2 x 3'1 ext 7'9

A nice size main bedroom unusually also offering a dressing area and recess for fitted or free standing wardrobes. Double glazed window to the front, radiator and tv point.

En - suite Double shower cubicle, close coupled w/c, hand wash basin with vanity cupboards below and expel air. Down lighting, chrome heated towel rail, part tiled walls, down lighting and a velux ceiling window .

### Bedroom two

11'7 x 8'3

Another double room with a double glazed window to the rear and radiator.

### Bedroom three

8'2 x 6'8

Double glazed window to the rear and radiator.

### Bathroom

Panelled bath with above shower, close coupled w/c, hand wash basin with vanity cupboards below and expel air. Down lighting, shaver point, radiator and a double glazed window to the front.

### West facing rear garden

The garden is a sunny aspect West facing, neatly laid to lawn with side path and gate to the front. Courtesy door to the garage, water tap and close board fenced boundaries.

### Approach to the driveway and garage

There is a shared entrance to two properties only, both with their own drives, to a attached garage with up and over door, power and light.



#### 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			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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