



The Bungalow, 2 Grange Road, Tillingham, Essex

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**STRUTT
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The Bungalow

2 Grange Road,

Tillingham,

Essex,

CM0 7UA

A versatile four bedroom bungalow in a rural situation close to the River Crouch.

Tillingham: 0.4 miles, Bradwell on Sea: 2.1 miles, Southminster: 5 miles (Liverpool Street from 71 minutes), Burnham on Crouch: 7.8 miles, Maldon: 15 miles, Chelmsford: 23 miles

Entrance Hall | Sitting/Dining room | Kitchen Conservatory | 4 Bedrooms | 1 en suite | Family bathroom | 1 Store room | Ample parking
Mature gardens | Paddock | Outbuildings
EPC Rating E

About 1.67 acres

The property

A spacious and versatile single storey residence which would benefit from a degree of modernisation in a rural position. Internally, the accomodation flows from the central hallway. On the right-hand side is a dual-aspect living/dining room featuring a red brick floor-to-ceiling fireplace. The kitchen lies at the rear of the house with a stable-style door into a conservatory. Whereas the bedrooms lie to the left of the property with the principal bedroom having an en suite shower room. The three remaining bedrooms are serviced by a spacious family bathroom. Of particular note, there is a large room which was the garage and has been used as an internal store but subject to improvements could make an additional bedroom or reception room.

Outside

The plot extends to about 1.67 acres and includes some useful outbuildings and a separate pony paddock. The front garden is laid to lawn, retained by a low brick wall. Twin five-bar gates open into a gravelled parking area. At the rear the gardens are mainly laid to lawn with a scattering of trees and shrubs.

Location

The property is situated in a lovely stretch of open countryside on the Dengie Peninsula near the village of Tillingham, between Bradwell-on-Sea and Southminster. Tillingham offers a range of basic local amenities including a doctors' surgery and the larger village of Southminster (5 miles away) has a number of local shops, restaurants, public houses, another surgery and a station on the branch line into London Liverpool Street.

Bradwell and Southminster each have their own primary schools and the local secondary school (Ormiston Rivers Academy) is only around 6 miles away in the town of Burnham-on-Crouch. Both Burnham and the larger town of Maldon (13 miles) have a wider range of shops and other facilities and are hubs for sailing enthusiasts, while the city of Chelmsford is home to two outstanding grammar schools, a number of excellent private schools, a bustling shopping centre and a station on the main line to Liverpool Street.

Directions

From Chelmsford, follow the A414 east and at the Sandon roundabout take the second exit towards Danbury. Proceed through Danbury and at the roundabout continue straight ahead onto the B1010 towards Burnham-on-Crouch. Proceed through Latchingdon and straight on at the church towards Mayland. Continue through Mayland and Steeple towards Bradwell-on-Sea. After approximately 8 miles turn right onto the B1021, at the junction turn left into Grange Road and the bungalow will be found on the left after a mile.





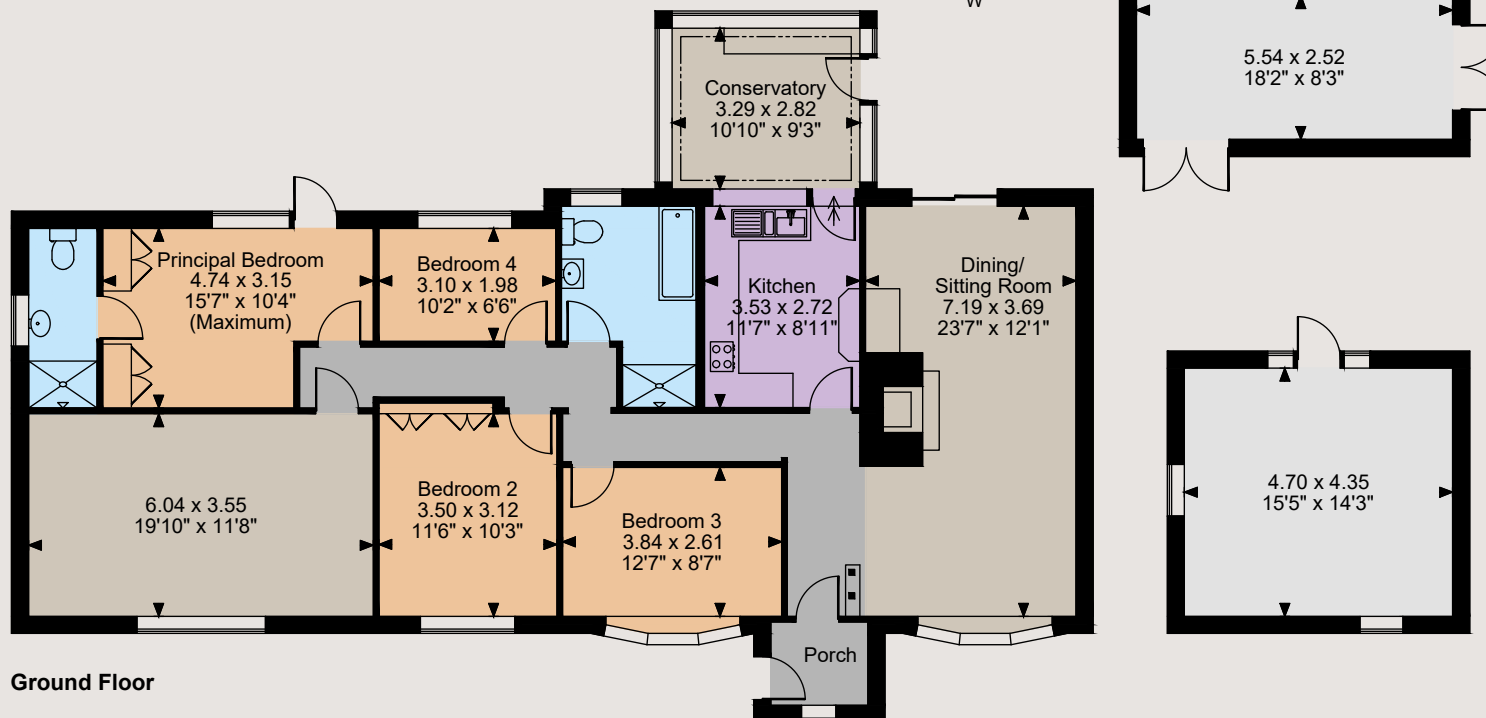
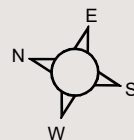
Floorplans

Main House internal area 1,551 sq ft (144 sq m)

Outbuildings internal area 376 sq ft (35 sq m)

Total internal area 1,927 sq ft (179 sq m)

For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

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General

Local Authority: Maldon District Council

Services: Oil fired central heating. Mains water and electricity, private drainage. Please note under current legislation the private drainage system will need replacing with a compliant treatment plant and it will be the responsibility of the incoming purchaser to install this.

Council Tax: D

Tenure: Freehold

Guide Price: £550,000

Chelmsford

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