



27 Burnham Road, Southminster , Essex CM0 7ES
Price £699,950

Church & Hawes
Est. 1977
Estate Agents, Valuers, Letting & Management Agents

Occupying an enviable plot in excess of 0.25 of an acre is this individually designed and extended Edwardian detached residence set in a most sought after secluded position in the heart of Southminster within walking distance of local amenities including local shops, school and railway station which offers direct links into London Liverpool Street. Impressively sized and well presented living accommodation commences on the ground floor with an inviting entrance hall leading to a refitted family bathroom, bedroom/dining room, living room which leads to a breakfast room and kitchen with adjoining utility room. The first floor then offers a spacious landing leading to three well proportioned double bedrooms in addition to a refitted shower room. Externally, the property is approached via a five bar wooden gated entrance which opens to a 92' shingled driveway on a plot in excess of a quarter of an acre with wonderful picturesque gardens and seating areas to the side and rear of the property. As mentioned above, the property has been extended by the present owners and therefore now offers, in addition to the above living accommodation, a double garage with further room over offering a potential bedroom or office area (STP). Interest in this property is expected to be high so an early inspection is strongly advised to fully appreciate this most individual and unique residence. Energy Rating E.

FIRST FLOOR:

LANDING:
Airing cupboard housing hot water cylinder, staircase to ground floor, large sash window to side, doors to:

BEDROOM ONE: 14'11 x 13'4 (4.55m x 4.06m)
Bay sash window to front, radiator, extensive range of built in bedroom furniture including wardrobes, dresser unit and bedside cabinets.

BEDROOM TWO: 15'4 x 8'10 (4.67m x 2.69m)
Dual aspect room with double glazed windows to side and rear, radiator, access to loft space.

BEDROOM THREE: 13'6 x 10'11 max (4.11m x 3.33m max)
Double glazed window to side, radiator, built in double wardrobe.

SHOWER ROOM:
Obscure glazed sash window to front, chrome heated towel rail, 3 piece white suite comprising fully tiled curved corner shower with sliding glass door, close coupled WC and wash hand basin set on vanity unit with storage drawer below, tiled walls and floor, extractor fan.

GROUND FLOOR:

STORM PORCH:
Tiled floor with part glazed entrance door leading to:

RECEPTION HALL: 10'9 x 10'6 (3.28m x 3.20m)
Obscure double glazed stained glass entrance door to front, radiator, staircase to first floor, wood effect floor, doors to:

FAMILY BATHROOM: 10' x 6'7 (3.05m x 2.01m)
Obscure double glazed sash window to front, radiator, three piece white suite comprising freestanding roll top bath with mixer tap and shower attachment, close coupled WC and pedestal wash hand basin, tiled walls and floor, inset downlights, extractor fan.

DINING ROOM/BEDROOM: 14'11 x 13'4 (4.55m x 4.06m)
Bay sash window to front, radiator, open fire with display mantle over, wood effect floor.

LIVING ROOM: 19'11 x 13'5 (6.07m x 4.09m)
Double glazed French style doors and windows to side, radiator, open fire with display mantle over, wood effect floor, leading to:

BREAKFAST ROOM: 10'6 x 8'2 (3.20m x 2.49m)
Double glazed windows to front and side, radiator.

STUDY: 10'5 x 9'5 (3.18m x 2.87m)
Part glazed entrance door to rear opening onto rear garden, sash window to side, radiator.

KITCHEN: 14'2 x 8'10 (4.32m x 2.69m)
Double glazed windows to side and rear, radiator, extensive range of white 'Shaker' style wall and base mounted storage units, roll edged work surfaces with inset 1 ½ bowl/single drainer sink unit, built in 4-ring gas hob with extractor hood over and oven below, space and plumbing for fridge/freezer, washing machine and dishwasher, part tiled walls, tiled floor, built in pantry cupboard.

LOBBY:
Double glazed entrance door to rear opening onto rear garden, radiator, tiled floor, leading to:

UTILITY ROOM: 8'9 x 6'8 (2.67m x 2.03m)
Double glazed sash window to rear, range of matching wall and base mounted storage units and drawers, roll edged work surfaces with inset 1 ½ bowl/single drainer sink unit with boiling water tap, part tiled walls, tiled floor, inset downlights.

EXTERIOR:

REAR GARDEN:
Commencing with an attractive paved patio seating area leading to remainder which is predominantly laid to lawn with an array of mature planted beds and trees to borders, side access leading to:-

FRONTAGE:
92' shingled driveway accessed via a 5-bar wooden gate providing off road parking for several vehicles, side access to rear garden and:-

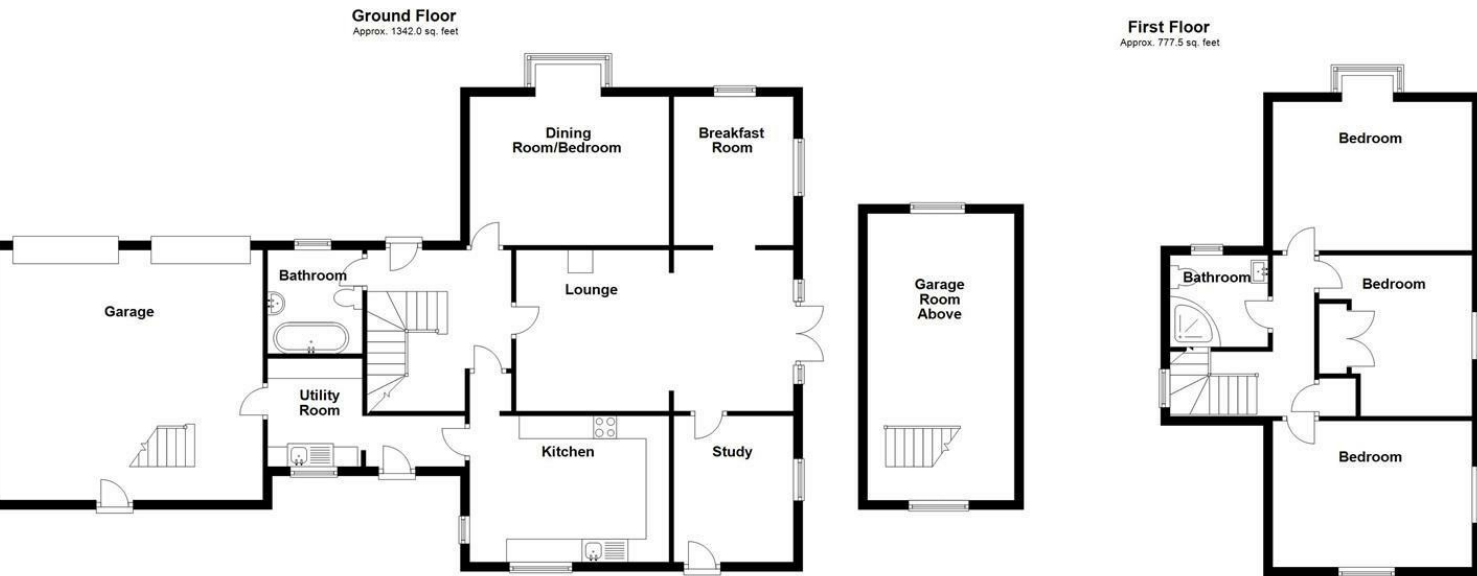
DOUBLE GARAGE: 21'10 x 18'8 (6.65m x 5.69m)
Twin up and over doors to front, power and light connected, personal door to rear opening onto rear garden, staircase to:

STORE AREA: 21'1 x 10'1 (6.43m x 3.07m)
Double glazed sash windows to front and rear offering potential to create additional living accommodation (STP).

TENURE & COUNCIL TAX INFORMATION:
This property is being sold freehold and is Council Tax Band F.

VILLAGE OF SOUTHMINSTER:
Southminster is a thriving village benefitting from its rail links into London Liverpool Street Station (approx. 65 mins at peak times). The village offers a local primary school, day nursery and pre-school whilst schooling for older children is available in the nearby towns of Burnham-on-Crouch, Maldon and South Woodham Ferrers. There is a local park with an establish tennis club and various sports and social clubs. Shopping facilities include 3 convenience stores, a post office, traditional butcher, coffee shop, hairdressers, doctor's surgery, pharmacy, vet, takeaways and public houses.

AGENTS NOTE:
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.



Total area: approx. 2119.5 sq. feet

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