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Church & Hawes

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Crown Way, Southminster, Essex CM0 7AP

Price £350,000

****COMPLETE ONWARD CHAIN**** Set in the corner of a cul-de-sac of just one other neighbouring property and occupying an enviably sized plot and therefore substantial scope for extension (stpp) is this well maintained and deceptively spacious semi-detached family home. The property is set within walking distance of local amenities and mainline railway station and offers benefits including gas radiator central heating, double glazed windows and doors, as well as living space commencing with a porch leading to a living room, kitchen, dining room/extra reception room or potential bedroom and conservatory while the first floor is served by the aforementioned three well proportioned bedrooms, family shower room & separate WC. Externally, the property enjoys a substantial, well presented and landscaped rear garden offering potential to extend the property to the side (stpp) while the frontage offers a further garden area and extensive off road parking with access to a single garage. Viewing is strongly advised to avoid disappointment! Energy Rating D.



FIRST FLOOR - LANDING: 10'2 x 10' (3.10m x 3.05m)
Access to loft space (partially boarded with ladder), airing cupboard, doors to:

SHOWER ROOM: 6'9 x 5'7 (2.06m x 1.70m)
Obscure double glazed window to rear, radiator, walk-in shower cubicle, pedestal wash hand basin.

SEPARATE WC: 5'7 x 2'9 (1.70m x 0.84m)
Obscure double glazed window to rear, wc.

BEDROOM 1: 12' x 10'7 (3.66m x 3.23m)
Double glazed window to front, radiator, storage cupboard/wardrobe to remain

BEDROOM 2: 10'7 x 9'11 (3.23m x 3.02m)
Double glazed window to rear, radiator, built in storage cupboard.

BEDROOM 3: 8'11 x 7' (2.72m x 2.13m)
Double glazed window to front, radiator.

GROUND FLOOR - ENTRANCE PORCH: 5'5 x 2'11 (1.65m x 0.89m)
Part glazed door to front, glazed door to:

LIVING ROOM: 24'3 x 11'10 (7.39m x 3.61m)
Double glazed window to front, double glazed sliding door to rear, radiator.

DINING/EXTRA RECEPTION ROOM: 16'3 x 7'6 (4.95m x 2.29m)
Double glazed window to front, obscure double glazed door to side, radiator.

KITCHEN: 11'7 x 7'11 (3.53m x 2.41m)
Double glazed window to rear, obscure double glazed door to side, range of fitted wall and base mounted storage units with inset sink/drain unit, tiled splash backs, integrated fridge, electric oven & 4-ring hob with extractor hood over and microwave.

CONSERVATORY: 10'6 x 9'5 (3.20m x 2.87m)
Brick built base with double glazed windows to sides, double glazed patio door to side.

EXTERIOR:

REAR GARDEN:
Commencing with a block paved seating area leading to remainder which is mainly laid to lawn with attractive beds to borders, side access leading to:-

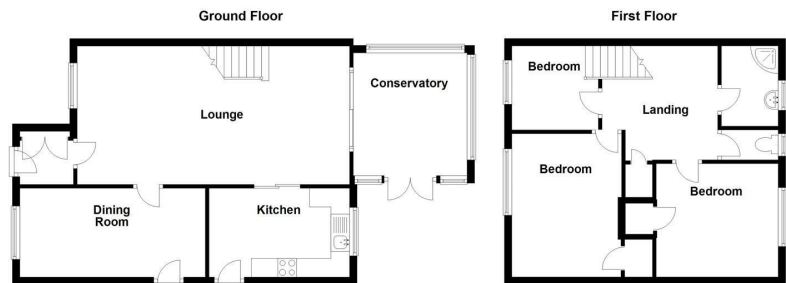
FRONTAGE:
Further garden area, driveway providing extensive off road parking and access to:-

SINGLE GARAGE:
Up and over door to front, power connected.

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

SOUTHMINSTER:
Southminster is just a short drive from the historic town of Burnham-on-Crouch which is situated on the north bank of the River Crouch and has the benefit of a railway station with direct links into London Liverpool Street Station (at peak times). Southminster offers a local primary school, day nursery and pre-school whilst schooling for older children is available in nearby Burnham-on-Crouch, Maldon and South Woodham Ferrers. There is a local park with tennis courts and various clubs along with numerous shops, and takeaways/restaurants, doctor's surgery, a coffee shop and public houses.

AGENTS NOTES:
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.



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