

Queen Street, Southminster

CM0 7BB

QUEEN
STREET

CURTIS O'BOYLE

Sales & Lettings



Queen Street, Southminster

CMO 7BB

£430,000

Well presented and substantially extended semi detached house. Plenty of off street parking on the driveway and a good size rear garden with large workshop. Accommodation includes lounge, dining area, fitted kitchen/breakfast room, garden room, utility room and ground floor WC. Four bedrooms to the first floor with ensuite shower room and family shower room.

ENTRANCE HALL Obscure glazed timber entrance door, radiator, wood effect laminated flooring, stairs to first floor, door to:

LOUNGE 16' 3" x 11' 10" (4.95m x 3.61m) Double glazed window to front aspect, radiator, coved to smooth ceiling, feature fireplace, opening to:

DINING AREA 12' x 11' 8" (3.66m x 3.56m) Coved to smooth ceiling, ceiling fan, opening to kitchen, door to:

BOOT ROOM 7' 10" x 7' 6" (2.39m x 2.29m) Obscure glazed door to side aspect, coved to smooth ceiling, wood effect laminated flooring, built in cupboard, opening to kitchen, door to:

WC Smooth ceiling, extractor fan, vanity wash hand basin, close coupled WC, wood effect laminated flooring.

KITCHEN/BREAKFAST ROOM 19' 3" x 8' 7" (5.87m x 2.62m) Opening and French doors to garden/family room, orangery style sky lantern to roof, range of fitted base and wall units, one and a quarter bowl stainless steel sink unit with mixer tap inset into work tops, built in electric double oven, microwave and five ring gas hob with hood above, tiled splashbacks, radiator, space for dishwasher.

GARDEN/FAMILY ROOM 17' 1" x 12' 4" (5.21m x 3.76m) Double glazed French doors to rear garden, two double glazed windows to rear aspect, two radiators, wood effect laminated flooring, smooth ceiling with inset downlights and ceiling speakers, door to:

UTILITY ROOM 15' 3" x 7' 10" (4.65m x 2.39m) Double glazed French doors to rear garden, fitted wall and base units, stainless steel sink unit inset into work top, space for washing machine, tumble dryer, tiled floor, tiled splashbacks, built in cupboards, two radiators, door to:

STORE 7' 10" x 7' 5" (2.39m x 2.26m) Glazed door to front aspect, wall mounted gas boiler.

FIRST FLOOR LANDING Coved to smooth ceiling, loft access (boarded and ladder).

BEDROOM ONE 11' 10" x 11' 6" (3.61m x 3.51m) Double glazed window to front aspect, radiator, coved to smooth ceiling, fitted wardrobes, door to:

ENSUITE 7' 9" x 6' 11" (2.36m x 2.11m) Obscure double glazed window to front aspect, radiator, coved to smooth ceiling, shower cubicle, close coupled WC, vanity wash hand basin.

BEDROOM TWO 12' 1" x 9' 10" (3.68m x 3m) Double glazed window to rear aspect, radiator, coved to smooth ceiling, built in wardrobe.

BEDROOM THREE 11' 3" x 7' 1" (3.43m x 2.16m) Double glazed window to front aspect, radiator, coved to smooth ceiling.

BEDROOM FOUR 10' 6" x 7' 1" (3.2m x 2.16m) max. Double glazed French doors to rear aspect with Juliet balcony, radiator, coved to smooth ceiling.

FRONT Driveway for several cars leading to carport, flower and shrub borders.

REAR GARDEN 88' (26.8m) approx. in length. Paved patio area, area laid to lawn, gate through to further paved and shingled area, fencing to boundary.

WORKSHOP 20' 1" x 9' 3" (6.12m x 2.82m) + 18' 10" x 8' 2" (5.74m x 2.49m) Windows to front aspect, power and light connected.



To view this property call Curtis O' Boyle Estate Agents on **01621 855558**

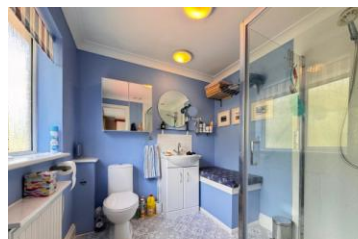
GROUND FLOOR
1000 sq.ft. (92.9 sq.m.) approx.

1ST FLOOR
607 sq.ft. (56.4 sq.m.) approx.



TOTAL FLOOR AREA: 1607 sq.ft. (149.3 sq.m.) approx.

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

18 High Street Maldon, , Essex, CM9 5PJ

Tel: 01621 855558

Email: maldon@curtisoboyale.co.uk

www.curtisoboyale.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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