



**Queen Street, Southminster CM0 7BB**

**Welcome to**

**Queen Street, Southminster**

STUNNINGLY PRESENTED TO A SHOW HOME STANDARD THROUGHOUT, this impressive TWO DOUBLE BEDROOM detached home, situated within reach of SHOPS AND TRAIN STATION in popular Southminster, boasts OFF ROAD PARKING FOR UP TO FOUR CARS and enjoys a PRIVATE REAR GARDEN.



## Entrance

Part glazed entrance door to:-

## Entrance Hall

Double glazed UPVC window to front, utility cupboard with space for washing machine and tumble dryer, stairs rising to first floor, radiator, doors to:-

## Cloakroom

double glazed UPVC window to front contemporary white suite comprising WC and vanity basin, part tiled walls, tiled floor.

## Kitchen / Living Area

23' 8" x 14' 2" Max ( 7.21m x 4.32m Max )

Kitchen Area - Double glazed UPVC window to side, contemporary fitted kitchen comprising of sink set in marble effect work surfaces with range of eye and base level units incorporating fridge, freezer, dishwasher, cooker, gas hob and extractor.

Living Area - Double glazed UPVC windows to front and rear plus bi-fold doors to side opening to the garden, centrepiece brick fireplace housing wood burner, oak flooring, radiators.

## First Floor

### Landing

Loft access, door to:-

### Bedroom One

14' 2" Max x 10' 9" ( 4.32m Max x 3.28m )

Double glazed UPVC window to side, oak flooring, radiator, door to:-

### Ensuite

Contemporary white suite comprising of shower, WC and vanity basin, part tiled wall, chrome heated towel rail.

### Bedroom Two

12' 5" x 9' 5" Recess ( 3.78m x 2.87m Recess )

Double glazed UPVC window to front, oak flooring, over stairs storage cupboard, radiator.

### Bathroom

Double glazed UPVC window to side, contemporary white suite comprising of panel bath, WC and vanity basin, part tiled walls, chrome heated towel rail.

## Outside

### Front

Driveway providing off road parking for up to four vehicles.

### Rear Garden

enclosed by panel fence, laid to lawn and artificial grass with patio and decking seating areas, gated access to parking.



**view this property online** [williamhbrown.co.uk/Property/MLN103594](http://williamhbrown.co.uk/Property/MLN103594)



## Welcome to

### Queen Street, Southminster

- Two Double Bedrooms
- Bathroom and Ensuite
- Ground Floor Cloakroom
- Driveway For Up To Four Vehicles
- Exceptional Standard Throughout

Tenure: Freehold EPC Rating: B

Offers over

# £300,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/MLN103594](https://www.williamhbrown.co.uk/Property/MLN103594)



Property Ref:  
MLN103594 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01621 874837**



Maldon@williamhbrown.co.uk



3 High Street, West Square, MALDON, Essex,  
CM9 5PB



**williamhbrown.co.uk**