



**Princes Avenue, Southminster CM0 7HB**



**welcome to**

**Princes Avenue, Southminster**

IMMACULATELY PRESENTED THROUGHOUT and located within the popular village of Southminster with its TRAIN STATION WITH SERVICES TO LONDON LIVERPOOL STREET is this modern three bedroom home, boasting LANDSCAPED REAR GARDEN and AMPLE DRIVEWAY with parking for several vehicles.



## Entrance

Part glazed entrance door to :-

## Entrance Hall

Open plan, stairs rising to first floor, open to :-

## Lounge

16' 1" max x 12' 4" ( 4.90m max x 3.76m )  
Double glazed UPVC window to front, radiator.

## Kitchen Breakfast Room

12' 10" x 9' 2" ( 3.91m x 2.79m )  
Double glazed UPVC window and door to rear opening onto the garden, modern fitted kitchen comprising sink & drainer set in roll top surfaces with tiled splashbacks and range of eye and base level units, built in cooker with hob and extractor over, space for further appliances, under stairs storage cupboard.

## Bathroom

Double glazed UPVC window to rear, modern white suite comprising panel bath with shower over, low level WC, part tiled walls.

## First Floor

### Landing

Loft access, doors to :-

### Bedroom One

16' 1" x 8' 11" max ( 4.90m x 2.72m max )  
Double glazed UPVC window to front, built in cupboards, radiator.

### Bedroom Two

10' 9" x 7' 11" max ( 3.28m x 2.41m max )  
Double glazed UPVC window to side, built in over stairs storage cupboard, radiator.

### Bedroom Three

7' 9" x 6' 5" ( 2.36m x 1.96m )  
Double glazed UPVC window to rear, radiator.

## Outside

### Front

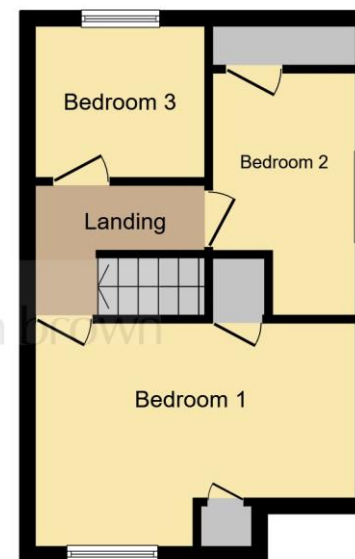
Laid to lawn with driveway parking for several vehicles, gated side access to :-

### Rear Garden

Enclosed by panel fence, laid to lawn with raised flower and shrub borders and large wrap around patio seating area.



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



**view this property online** [williamhbrown.co.uk/Property/MLN103915](http://williamhbrown.co.uk/Property/MLN103915)



welcome to

## Princes Avenue, Southminster

- Three Bedrooms
- Modern Kitchen & Bathroom
- Landscaped Rear Garden
- Driveway Parking for Several Vehicles
- Close to Shops & Train Station

Tenure: Freehold EPC Rating: E

offers in excess of

**£330,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/MLN103915](https://www.williamhbrown.co.uk/Property/MLN103915)



Property Ref:  
MLN103915 - 0003

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](mailto:Maldon@williamhbrown.co.uk)



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



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)