



Crown Way, Southminster CM0 7AP

welcome to

Crown Way, Southminster

STYLISHLY MODERNISED THROUGHOUT and occupying an enviable LARGE CORNER PLOT is this TWO/THREE BEDROOM HOME, situated on the outskirts of Southminster with its SHOPS AND TRAIN STATION, and benefiting from DRIVEWAY FOR SEVERAL VEHICLES.



Entrance

Double glazed entrance door to :-

Entrance Hall

Stairs rising to first floor with cupboard under, radiator, doors to :-

Lounge

15' 11" x 11' 11" max (4.85m x 3.63m max)

Double glazed UPVC window with fitted shutters to front, centrepiece stone open fireplace, fitted cupboards, radiator.

Kitchen Diner

20' 8" x 16' 10" max (6.30m x 5.13m max)

Rear conservatory portion with dwarf brick wall & UPVC double glazed construction with three sets of French doors opening onto the garden, modern fitted kitchen comprising sink & drainer set in granite topped island with space for appliances under, further granite work surfaces with eye & base level units, built in double oven and microwave, range style cooker with extractor over and gas hob, further granite breakfast bar, centrepiece multi fuel burner in dining area, radiator.

First Floor

Landing

Double glazed UPVC window with fitted shutters to side, loft access, doors to :-

Bedroom One

13' 1" x 10' 2" (3.99m x 3.10m)

Double glazed UPVC window with fitted shutters to front, radiator, cupboard housing gas boiler and hot water cylinder, open to :-

Dressing Room / Bedroom Three

9' 7" x 7' 6" max (2.92m x 2.29m max)

Double glazed UPVC window with fitted shutters to side, door from landing currently blocked up to create dressing room but could be reinstated, radiator.

Bedroom Two

9' 10" x 9' plus recess (3.00m x 2.74m plus recess)

Double glazed UPVC window with fitted shutters to rear overlooking the garden, radiator.

Bathroom

8' 3" x 6' 6" (2.51m x 1.98m)

Double glazed UPVC window to rear, white suite comprising panel bath with power shower over, low level WC and pedestal basin, tiled walls, radiator.

Outside

Front

Laid to lawn with mature shrubs, driveway providing off road parking for several vehicles, gated side access to :-

Rear Garden

Corner plot extending to approx. 100 ft, laid to lawn with patio seating area, and enclosed by panel fence.



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



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welcome to

Crown Way, Southminster

- Two / Three Bedrooms
- 100 Ft Corner Plot
- Modern 20 Ft Kitchen Dining Room
- Well-Presented Throughout
- Driveway for Several Cars

Tenure: Freehold EPC Rating: Awaited

offers over

£360,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
MLN104127 - 0004

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