



West View Scarborough Road, SOUTHMINSTER CM0 7BU

Welcome to

West View Scarborough Road, SOUTHMINSTER

****GUIDE PRICE £425,000 - £450,000**** Ideally situated in a quiet SEMI-RURAL LOCATION but within TWO MILE OF BOTH SOUTHMINSTER AND BURNHAM TRAIN STATIONS and offering 1300 SQ FT of well presented living space and 110 FT GARDEN is this four bedroom home.



Entrance

Part glazed door to:-

Entrance Hall

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

Dining Room

12' 1" x 10' 4" (3.68m x 3.15m)

Double glazed UPVC window to rear, door to cloakroom, open to:-

Lounge

21' x 10' 7" (6.40m x 3.23m)

Double glazed UPVC to front, radiator.

Kitchen Breakfast Room

16' 2" x 11' 6" (4.93m x 3.51m)

Double glazed UPVC windows to side and rear overlooking the garden, modern fitted kitchen comprising of one and half bowl sink and drainer set in wood effect work surfaces with tiled splashbacks and range of eye and base level units, integrated dishwasher, space for range style cover and further appliances, radiator.

Cloakroom

White suite comprising of low level WC and vanity basin, radiator.

First Floor

Landing

Loft access, door to:-

Bedroom One

11' 7" x 10' 8" (3.53m x 3.25m)

Double glazed UPVC window to front, radiator, door to:-

Ensuite

Double glazed UPVC window to side, white suite comprising of shower, low level WC and pedestal basin, tiled walls, radiator.

Bedroom Two

11' 5" x 8' 7" (3.48m x 2.62m)

Double glazed UPVC window to rear, radiator.

Bedroom Three

10' 11" x 9' (3.33m x 2.74m)

Double glazed UPVC window to front, radiator.

Bedroom Four

11' x 6' 7" (3.35m x 2.01m)

Double glazed UPVC window to rear, radiator.

Bathroom

10' 9" x 5' 8" (3.28m x 1.73m)

Double glazed UPVC window to rear, heritage style suite comprising of free-standing roll top bath, low level WC vanity basin, heated towel rail.

Outside

Front

Overlooking green and meadow, block paved driveway providing parking for several vehicles, gated access to:-

Rear Garden

Enclosed by panel fence, laid to lawn with decked seating area and mature trees, the garden extends to approximately 110 FT.

Outbuilding

Garage converted by previous owners, ideal for use as a home office.



view this property online williamhbrown.co.uk/Property/MLN104219



Welcome to

**West View Scarborough Road,
SOUTHMINSTER**

- Spacious Throughout
- 110 FT Rear Garden
- Station Access
- Bathroom & Ensuite
- Solar Panels

Tenure: Freehold EPC Rating: D
Council Tax Band: D

Offers over

£450,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/MLN104219



Property Ref:
MLN104219 - 0006

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