



Crown Way, Southminster CM0 7AP
£399,995

To view this property call
01621 734300

SJ WARREN
www.sjwarren.co.uk

The accommodation comprises

Located on the fringes of Southminster which offers an array of shops, restaurants, primary school, doctors surgery, community swimming pool and a rail link to London Liverpool Street Station.

This spacious three/four bedroom semi detached house offers a wealth of accommodation, PLEASE NOTE it also has the a layout suitable for a annexe bedroom and shower room.

The ground floor has a good size entrance porch to a large lounge and dining area in excess of 24 ft, kitchen, utility room, potential fourth bedroom/home office (annexe).

The first floor has three double bedrooms one with a walk in wardrobe with potential to alter into an en-suite and a family high specification bathroom. Externally an excellent size rear landscaped garden, plenty of outside space to enjoy and entertain. To the front the property has a large driveway/parking for at least 4/5 cars to a newly erected in 2024 detached garage, with electric roller door, power and light.
NO ONWARD CHAIN.

Entrance porch

Door to a good size porch with cloaks hanging space, tiled flooring, door to the lounge/dining area.

Lounge and dining area

24'2 x 12'4
An excellent size room with a double glazed window to the front, two column style radiators and television point. Two fitted fan ceiling lights, bags of space for a good size family table and chairs, stairs to the first floor and double glazed double doors to the rear garden.

Kitchen

11'5 x 7'9
The kitchen has a range of oak fronted eye level units with back tiling, matching base units and drawers with complimentary work surfaces over. One and a half stainless steel sink, inset Neff gas hob with above extractor and built in Neff double oven, space for fridge/freezer. Double glazed door to the side and double glazed window to the rear.

Utility room

Wall mounted boiler for hot water and heating (not tested) Complimentary work surface with plumbing for washing machine and tumble dryer below.

Cloakroom/w/c

Butler style hand wash basin, close coupled w/c, down lighting and expel air.

Office/ poten 4th bedroom/annexe

11'2 x 7'5

PLEASE NOTE this room along with the cloakroom/c and potentially the utility room could all be combined to offer a annexe space.

The room is currently a home office but could easily be a fourth bedroom. Double glazed window to the front, electric panel radiator and down lighting.

Landing

Loft access, linen cupboard and lagged water tank.

Bedroom one 11'3 ext 13'2 x 10'6

Double glazed window to the front, large walk in wardrobe with the potential to add an en -suite, radiator and a ceiling/fan light.

Bedroom two

10'5 x 10'1 ext 12'6

Another good size double room with a double glazed window to the rear and radiator.

Bedroom three

9'5 x 7'7

Double glazed window to front and radiator.

Bathroom

The bathroom has some high tech specification including a panelled bath which is digitally controlled to fill and self level, walk in digitally controlled shower, hand held and rain showers. Hand wash basin with vanity cupboards below, w/c with built in cistern and vanity surround, tiled flooring with underfloor heating and individual thermostatic control. Chrome heated towel rail, down lighting, expel air and a double glazed window to the rear.

Rear garden

53 ft x 40 ft plus

The property has an excellent size rear garden with steps to the main garden. This has been landscaped with various planted borders, ornamental pond and an aluminium fixed gazebo and patio below. The boundaries are close board fenced and there is a side access gate, water tap and double glazed courtesy door to the newly built garage.

Drive /frontage

The property has a very large frontage with drives for multiple vehicles, the remaining frontage is laid to lawn offering even more potential for additional parking.

Detached garage

21'2 x 13 ft

The current vendor had the garage built in 2024 and it has power/light and a electric roller door to the front.



Consumer Protection from Unfair Trading Regulations 2008.

S J Warren has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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