



Crown Way, Southminster CM0 7AP
£320,000

To view this property call
01621 734300

SJ WARREN
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The accommodation comprises

Situated in the village of Southminster which offers, a railway link to London Liverpool Street Station, an array of shops, primary school, doctors surgery and a community run swimming pool.

This very nicely presented three bedroom semi detached house offers a generous lounge with dining area, kitchen, conservatory on the ground floor.

he first floor has three good size bedrooms and a family bathroom.

Externally if you enjoy the summer sun, then this well kept 60 ft South facing garden, is the one for you. In addition to this if you need parking for multiple vehicles, the drive extends from the front to rear, with a carport and garage.

Storm porch

Entrance and hallway.

Double glazed entrance door to the hallway which has oak wood effect laminate flooring, stairs to the first floor with an understairs cupboard.

Lounge and dining area

23'3 x 12'9 reduc in dining area to 8'2

This like all the rooms is presented to a nice standard with oak wood effect laminate flooring. Double glazed bay window to the front, radiator, television point and a sandstone fireplace and surround with gas coal effect flame fire.

The dining area has a continuation of the laminate flooring from the lounge, plenty of space for a good size table and chairs. Double glazed Fench doors and side screen windows to the conservatory and radiator.

Kitchen

9'6 x 9'4

he kitchen has a range of wooden fronted white eye level units with back tiling, matching base units and drawers with marble effect work surfaces over. Inset stainless steel one and a half sink, space for a fridge and freezer, inset gas hob with above extractor and built in oven below, plumbing for washing machine. Double glazed window and door to the rear.

Conservatory

The conservatory is wooden construction with double glazing and oak wood effect laminate flooring.

Landing

Built in linen cupboard and loft access.

Bedroom one

13'1 x 10'2

This is a good size double room with a double glazed window to the front and three double fitted wardrobes to one wall. Television point, a single built in cupboard and radiator.

Bedroom two

10'1 x 9'8

Another good size double room, television point, radiator, large built in cupboard housing the wall mounted boiler(not tested)>and a double glazed window to the rear.

Bedroom three

9'6 x 7'9

Double built in wardrobe/cupboard, radiator and a double glazed window to the front.

Bathroom

Tiled flooring and part tiled walls, panelled bath with taps/shower attachment, pedestal hand wash basin, close coupled w/c. Chrome heated towel rail and a double glazed window to the rear.

Rear garden South facing.

60 ft

If you enjoy your outside space and the sun, then this very well attended garden, should be of interest.

Commencing with a patio area and outside water tap, leading to a neatly laid lawn with well stocked and established borders and a neat winding side path.

The second part to the garden is separated by a stocked and planted rockery, to a second neatly laid lawn. Greenhouse, shed with power and patio slabs to the front and side and close board fenced boundaries.

Drive, carport and garage.

The property has the benefit of an excellent size driveway, it stretches from the front down the side of the house via double gates, offering parking for a multitude of vehicles. Leading onto a carport and detached garage with up and over door, power and light.



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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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