



North End, Southminster, CM0 7DN  
Guide price £475,000

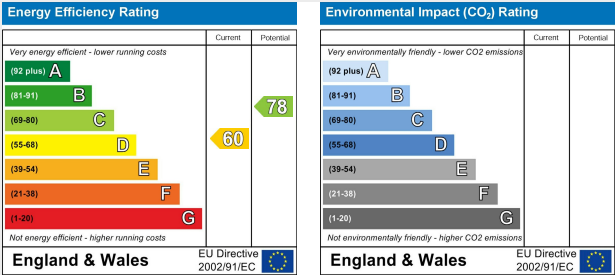


- Stunning Countryside Views
- Four Bedroom Chalet Bungalow
- Versatile Accommodation Throughout
- Two Reception Rooms
- Kitchen
- Fitted Family Bathroom
- Secluded Rear Garden
- Garage
- Large Driveway
- EPC - D

This versatile four bedroom chalet bungalow is incredibly well presented by the current owners. The property benefits from two reception rooms including a first floor reception room/bedroom four measuring 8.2m x 5.6m with a vaulted ceiling, exposed beams and stunning farmland views. The majority of the ground floor is laid with solid oak flooring, the accommodation commences an entrance porch, a good size lounge with a beautiful feature fireplace with an inset log burner, kitchen, three piece bathroom suite, inner hall, snug/dining room with a feature skylight and three bedrooms with bedroom one boasting a separate dressing area.

Externally the property is set back from the road with a shingle driveway providing off road parking, a flower bed and small lawn area. From the front, there is access to the entrance porch, the rear garden via the side gate and the garage which can also conveniently be accessed internally too. The rear garden is mainly laid to lawn with a pathway leading to the rear, a decorative flower bed and a variety of flowers, trees and shrubs. To the rear there is access to the farmland behind providing pleasant countryside walks.

The property is located in Southminster, a semi-rural village in the Dengie Peninsula area, popular with commuters due to its train station with links to London. The village also benefits from scenic walks, a primary school, tennis and football club, swimming pool, various shops, restaurants and public houses, something for everyone and ideal for families. The local towns are Burnham-On-Crouch which is within 3 miles, Maldon and South Woodham Ferrers both within 12 miles. The village has many character properties, cottages and Victorian residence. Historically the village was known for its annual horse market, and in the centre, St Leonards Church at the heart of the village dates back to the 15th century.



## ACCOMMODATION

### GROUND FLOOR

#### Porch

Lounge  
4.5m x 3.6m (14'9" x 11'9")

Kitchen  
3.1m x 2.8m (10'2" x 9'2")

#### Bathroom

Bedroom One  
4.8m x 3.0m (15'8" x 9'10")

Dressing Room  
2.4m x 1.6m (7'10" x 5'2")

Snug  
5.6m 2.4m (18'4" 7'10" )

Bedroom Two  
3.6m x 2.8m (11'9" x 9'2")

Bedroom Three  
3.7m x 2.1m (12'1" x 6'10")

### FIRST FLOOR

Bedroom Four/Reception Room Two  
8.2m x 5.6m (26'10" x 18'4")

### EXTERIOR

#### Garage

#### Rear Garden

#### Frontage

## Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas Central Heating

Local Authority - Maldon District  
Council

## Viewings

Strictly by appointment only  
through the selling agent Paul  
Mason Associates 01245  
382555.

## Important Notices

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.

Should you be successful in having an offer accepted on a property through ourselves, then there is an administration charge of £25 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.







**Paul Mason** Associates

35 The Street  
Latchingdon  
Chelmsford  
Essex  
CM3 6JP

T: 01621 742 310

Bruce House  
17 The Street  
Hatfield Peverel  
Chelmsford  
CM3 2DP

T: 01245 382 555

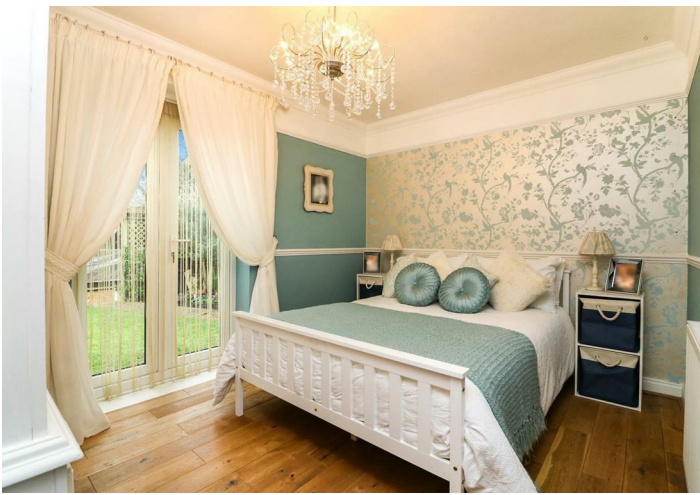
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F: 01245 381257 E: [info@paulmasonassociates.co.uk](mailto:info@paulmasonassociates.co.uk) [www.paulmasonassociates.co.uk](http://www.paulmasonassociates.co.uk)

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Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP







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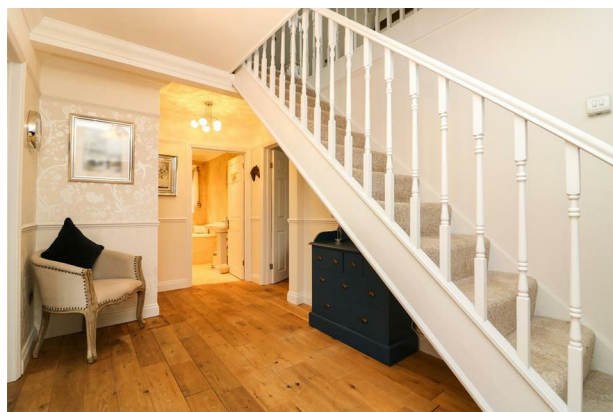
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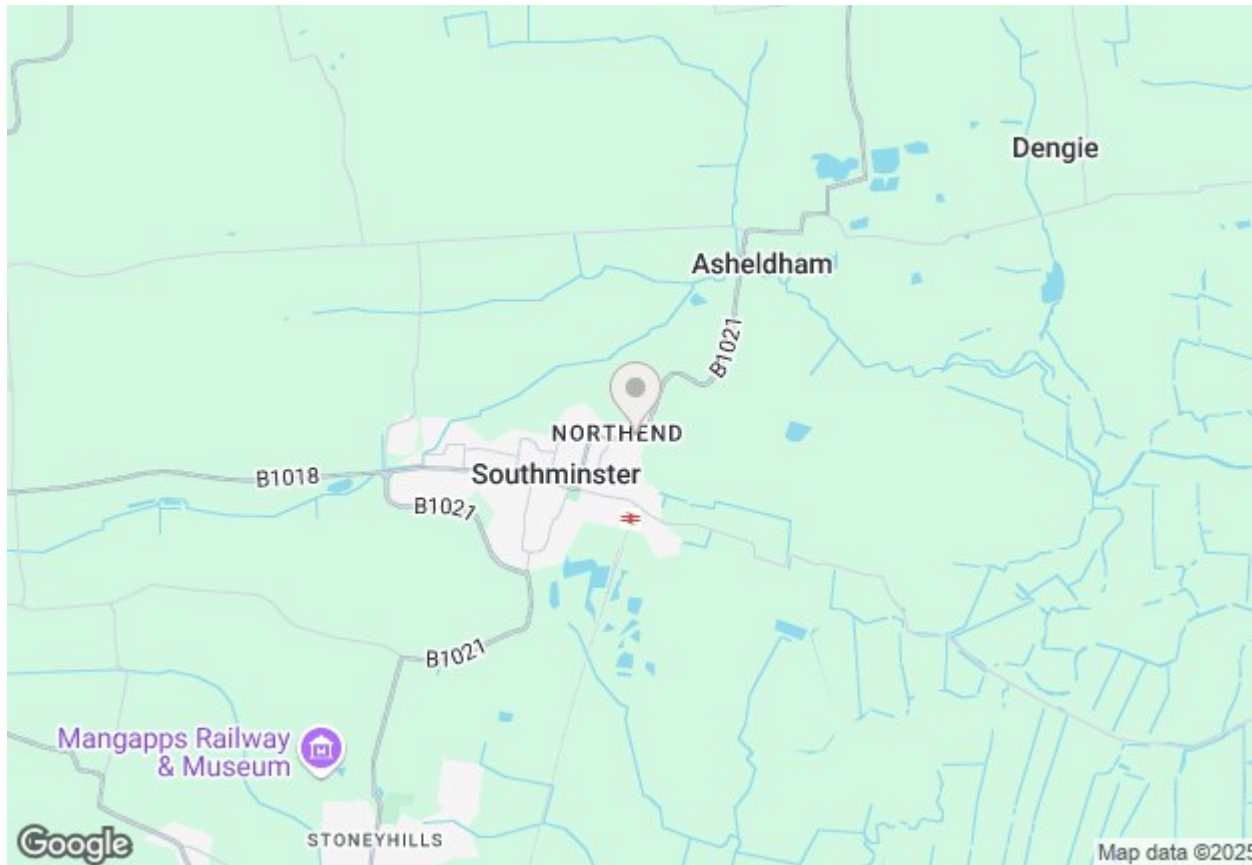
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