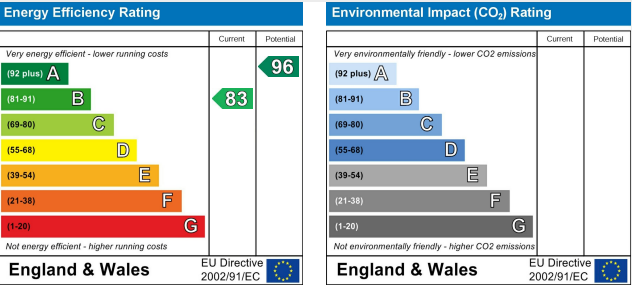


Paul Mason Associates



Elm Reach, Southminster, CM0 7FU
Offers in excess of £350,000

- Well Presented Throughout
- Three Bedrooms
- Kitchen/Breakfast Room
- Cloakroom
- Re-Fitted En-Suite
- Family Bathroom
- South-Facing Rear Garden
- Ample Off Road Parking to Front and Rear
- Sizeable Lounge
- EPC - B



This well presented three bedroom semi-detached 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.

The accommodation commences an entrance hall with stairs to the first floor, a ground floor cloakroom, the kitchen/breakfast room which features a bay window to the front, fitted appliances and a breakfast bar. The lounge is situated at the back of the property with French doors opening to the rear garden, and a convenient well-sized understairs storage cupboard. The first floor landing provides access to the family bathroom and three bedrooms with bedroom one benefitting from an en-suite.

Externally the property has a rear garden which consist of a paved patio seating area with the remainder laid to lawn, a side gate provides access to the frontage where the property



ACCOMMODATION

GROUND FLOOR

Entrance Hall

3.2m x 2.1m (10'5" x 6'10")

Cloakroom

Kitchen/Breakfast Room

3.6m x 2.5m (11'9" x 8'2")

Lounge

4.7m x 4.8m (15'5" x 15'8")

FIRST FLOOR

Landing

2.5m x 2.5m (8'2" x 8'2")

Bedroom One

3.2m x 2.8m (10'5" x 9'2")

En-Suite

Bedroom Two

3.3m x 2.2m (10'9" x 7'2")

Bedroom Three

2.3m x 2.2m (7'6" x 7'2")

Bathroom

EXTERIOR

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

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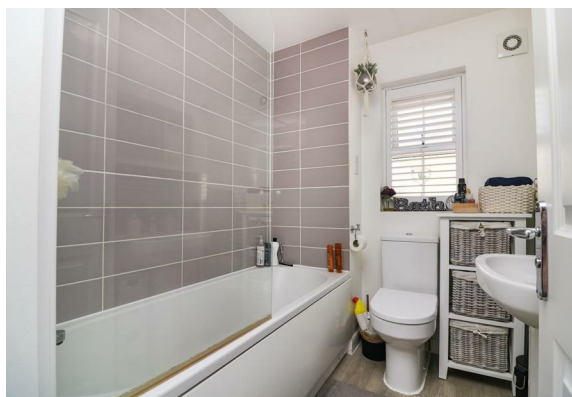
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Sales | Lettings | Development | Investment

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