



Crown Way, Southminster, Essex CM0 7AP
Price £350,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

****NO ONWARD CHAIN**** Set in the corner of a cul-de-sac of just one other neighbouring property and occupying an enviably sized plot and therefore offering substantial scope for extension (stpp) is this well maintained and deceptively spacious semi-detached family home. The property is set within walking distance of local amenities and mainline railway station and offers benefits including gas radiator central heating, double glazed windows and doors, as well as living space commencing with a porch leading to a living room, stunning refitted 30' kitchen/dining room and conservatory at the rear while the first floor is served by three well proportioned bedrooms, shower room & separate WC. Externally, the property enjoys a substantial, well presented and landscaped rear garden offering potential to extend the property to the side (stpp) while the frontage offers a further garden area and extensive off road parking with access to a single garage. Viewing is strongly advised to avoid disappointment! Energy Rating D.

FIRST FLOOR - LANDING:

10'2 x 10' (3.10m x 3.05m)

Access to loft space (partially boarded with ladder), airing cupboard, doors to:

SHOWER ROOM:

6'9 x 5'7 (2.06m x 1.70m)

Obscure double glazed window to rear, radiator, walk-in shower cubicle, pedestal wash hand basin.

SEPARATE WC:

5'7 x 2'9 (1.70m x 0.84m)

Obscure double glazed window to rear, wc.

BEDROOM 1:

12' x 10'7 (3.66m x 3.23m)

Double glazed window to front, radiator, storage cupboard/wardrobe to remain

BEDROOM 2:

10'7 x 9'11 (3.23m x 3.02m)

Double glazed window to rear, radiator, built in storage cupboard.

BEDROOM 3:

8'11 x 7' (2.72m x 2.13m)

Double glazed window to front, radiator.

GROUND FLOOR - ENTRANCE PORCH:

5'5 x 2'11 (1.65m x 0.89m)

Part glazed door to front, glazed door to:

LIVING ROOM:

24'3 x 11'10 (7.39m x 3.61m)

Double glazed window to front, double glazed sliding door to rear, radiator.

KITCHEN/DINER:

30'2 x 7'11 (9.19m x 2.41m)

Triple aspect room with obscure double glazed entrance door to side and double glazed windows to front and rear, vertical radiator, refitted kitchen comprising extensive range of 'Shaker' style wall and base mounted storage units and drawers, Quartz work surfaces with inset single bowl ceramic sink unit with drainer grooves to side, built in 4-ring hob with extractor hood over, built in eye level double oven, integrated dishwasher and washing machine, space and plumbing for fridge/freezer, part tiled walls, wood effect floor, inset downlights.

CONSERVATORY:

10'6 x 9'5 (3.20m x 2.87m)

Brick built base with double glazed windows to sides, double glazed patio door to side.

EXTERIOR:

REAR GARDEN:

Commencing with a block paved seating area leading to remainder which is mainly laid to lawn with attractive beds to borders, side access leading to:-

FRONTAGE:

Further garden area, driveway providing extensive off road parking and access to:-

SINGLE GARAGE:

Up and over door to front, power connected.

TENURE & COUNCIL TAX INFORMATION:

This property is being sold freehold and is Council Tax Band D.

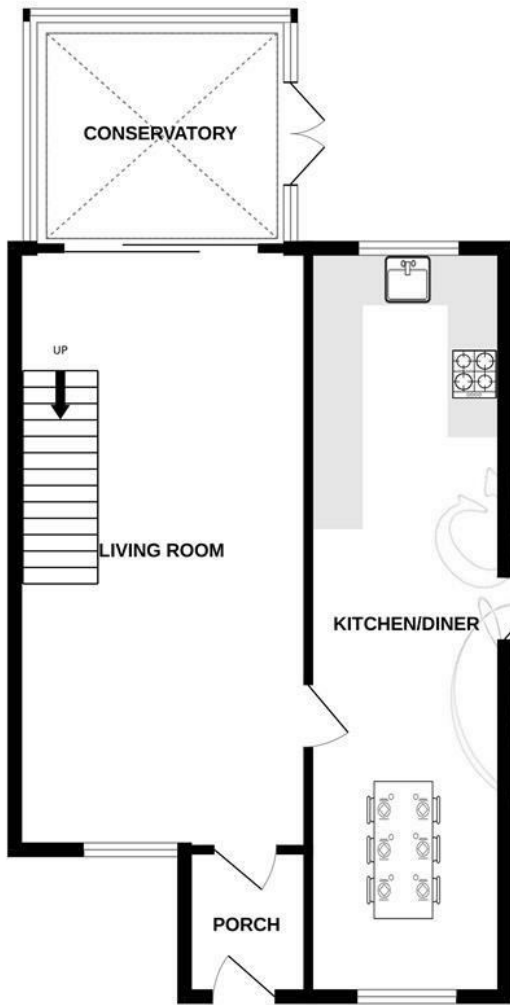
SOUTHMINSTER:

Southminster is just a short drive from the historic town of Burnham-on-Crouch which is situated on the north bank of the River Crouch and has the benefit of a railway station with direct links into London Liverpool Street Station (at peak times). Southminster offers a local primary school, day nursery and pre-school whilst schooling for older children is available in nearby Burnham-on-Crouch, Maldon and South Woodham Ferrers. There is a local park with tennis courts and various clubs along with numerous shops, and takeaways/restaurants, doctor's surgery, a coffee shop and public houses.

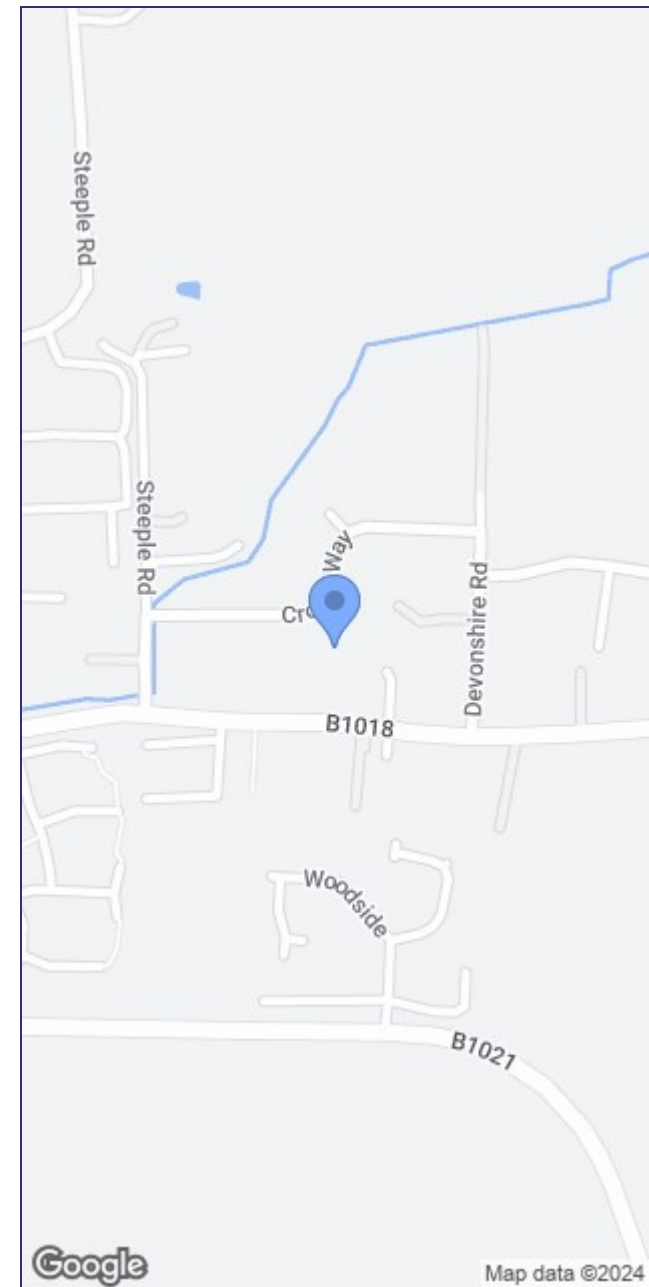
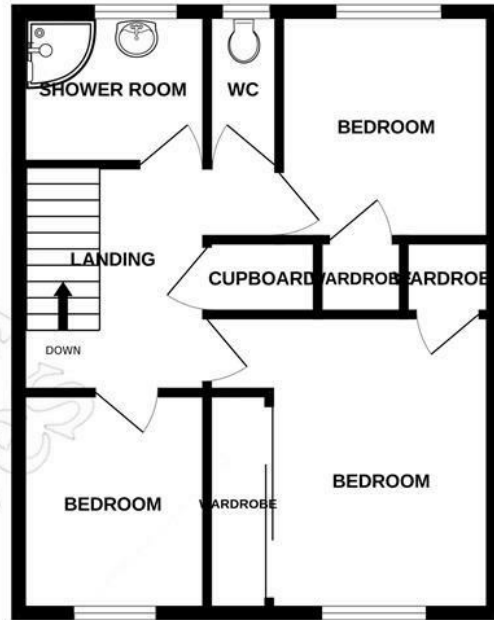
AGENTS NOTES:

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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