



Queen Street, Southminster, CM0 7BB
O.I.E.O £400,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

****STUNNING 120' REAR GARDEN!**** Favourably positioned in the heart of Southminster within walking distance of an array of local amenities including shops, post office, doctors surgery, school and mainline railway station with direct links into London Liverpool Street, is this semi-detached family home. Extended and wonderfully presented throughout, this property offers vast living accommodation spread over three floors, commencing on the ground floor with a welcoming entrance hall leading to a bay fronted sitting room/bedroom and a living room which in turn provides access to an impressive country style kitchen with integrated appliances and opens to a generously sized dining area at the rear with adjoining WC. The first floor then offers a landing leading to a refitted shower room and two impressively sized double bedrooms, the largest of which is complimented by a range of built in wardrobes and an impressive 4 piece en-suite bathroom. The second floor then offers a wonderfully sized, dual aspect, bay fronted bedroom with an array of built in cupboards/wardrobes. Externally, the property enjoys the aforementioned 120' rear garden with a variety of formal lawns and paved seating areas to both the rear and side, while an aesthetically pleasing frontage provides a further garden area, driveway and access to a garage which vehicular access through both the front and rear. Properties in this favoured position, of this standard and offering the wonderful garden space this property offers are rare to the market so an early inspection is strongly advised. Energy Rating E.

SECOND FLOOR:

BEDROOM:

16'9 > 13'2 x 13'8 (5.11m > 4.01m x 4.17m)

Dual aspect room with double glazed windows to front and side, radiator, 4 built in eaves storage cupboards, access to loft space, staircase down to:

FIRST FLOOR:

LANDING:

Staircase to ground and second floors, doors to:

BEDROOM:

13' x 11'1 (3.96m x 3.38m)

Two double glazed windows to front, radiator, range of built in wardrobes, door to:

EN-SUITE:

10'6 x 8'6 (3.20m x 2.59m)

Double glazed Velux window to front, heated towel rail, 4 piece white suite comprising wood panelled bath with antique style mixer tap and shower attachment, fully tiled shower cubicle with glass door, close coupled wc and wash hand basin set on vanity unit with storage

cupboard below and wall mounted cabinet over, built in storage cupboard, part tiled/part panelled walls, tiled floor.

BEDROOM:

8'11 > 8'5 x 7'5 (2.72m > 2.57m x 2.26m)

Double glazed window to rear, wood effect floor.

SHOWER ROOM:

Obscure double glazed window to side, radiator, 3 piece white suite comprising fully tiled shower cubicle with glass door, close coupled wc and pedestal wash hand basin with tiled splashback and wall mounted cabinet over, airing cupboard housing hot water cylinder, wood effect floor.

GROUND FLOOR:

ENTRANCE HALLWAY:

Part obscure glazed wooden entrance door to front, radiator, staircase to first floor, English oak floor, doors to:

SITTING ROOM/BEDROOM:

11'3 + bay x 10'9 (3.43m + bay x 3.28m)

Double glazed bay window to front, radiator.

LIVING ROOM:

14'9 x 14'5 > 11'5 (4.50m x 4.39m > 3.48m)

Double glazed window to side, radiator, gas fire with display mantle over, built in under stairs storage cupboard, English oak floor, door to:

KITCHEN:

14' x 13'3 (4.27m x 4.04m)

Double glazed French style doors and windows to side, radiator, extensive range of matching wall and base mounted storage units and drawers, granite work surfaces with inset single bowl sink unit with drainer grooves to side, Range oven to remain with Neff extractor hood over, integrated fridge, freezer, washing machine, dishwasher and tumble dryer, part tiled walls, tiled floor, open plan to:

DINING AREA:

12'11 x 8'3 (3.94m x 2.51m)

Double glazed French style doors opening onto rear garden, double glazed windows to side and rear, 2 radiators, tiled floor, door to:

CLOAKROOM:

Radiator, 2 piece white suite comprising close coupled wc and pedestal wash hand basin with tiled splashback, continuation of tiled floor.

EXTERIOR:

REAR GARDEN:

approx 120' (approx 36.58m)

Commencing with a paved patio seating area leading to remainder which is predominantly laid to lawn with a variety of planted beds to borders, further paved seating area at rear with small decked area to side, block paved areas to side of house providing access into rear of:

GARAGE:

20'2 x 9'1 (6.15m x 2.77m)

Wide opening wooden double doors to front and rear, power and light connected.

FRONTAGE:

Laid to lawn garden area with shrubs and hedgerow planting to boundary, paved driveway providing off road parking and access to the garage.

TENURE & COUNCIL TAX BAND:

This property is being sold freehold and is Tax Band C.

AGENTS NOTE:

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.

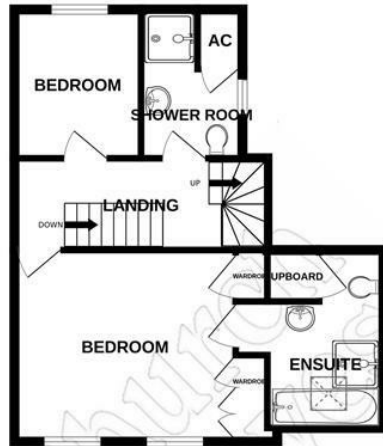
VILLAGE OF SOUTHMINSTER:

Southminster is a thriving village benefiting from its rail links into London Liverpool Street Station. The village offers a local primary school, day nursery and pre-school whilst schooling for older children is available in the nearby towns of Burnham-on-Crouch, Maldon and South Woodham Ferrers. There is a local park with an establish tennis club and various sports and social clubs. Shopping facilities include 3 convenience stores, a post office, traditional butcher, coffee shop, hairdressers, doctor's surgery, pharmacy, vet, takeaways and public houses.

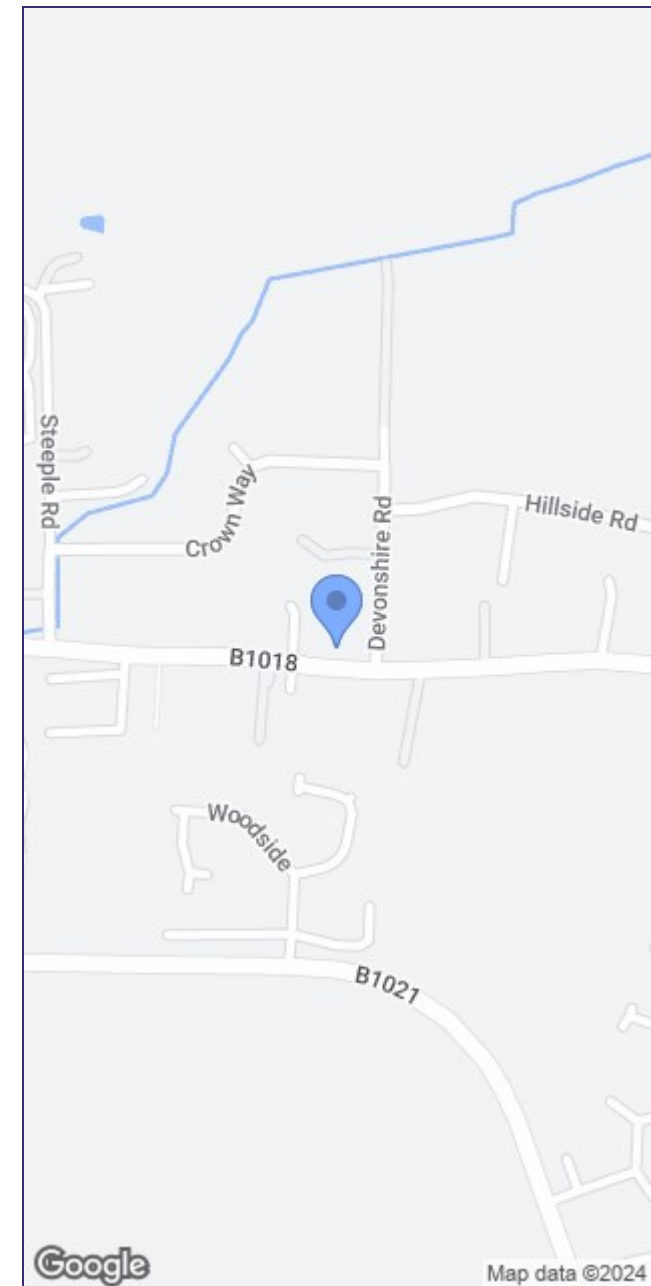
GROUND FLOOR



1ST FLOOR



2ND 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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