



West View, Southminster, Essex CM0 7BU
Price £475,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

QUIET LEAFY TURNING WITH STUNNING 110' REAR GARDEN

Enjoying a picturesque 110' rear garden, is this substantial character family home set along a pleasant, quiet country lane equidistant between the sought after villages of Burnham, Southminster and Althorne, all of which offer railway stations with direct links into London Liverpool Street. Generously sized and deceptively spacious living accommodation commences with an entrance to the side of the property which opens to a light and airy dining room, cloakroom, dual aspect living room and impressive refitted kitchen/breakfast room with Rangemaster oven to remain. The first floor then offers a spacious landing leading to an attractive family bathroom and four well proportioned bedrooms, one of which is complimented by an en-suite shower room. Externally, the property is served by the aforementioned stunning 110' rear garden while there is also the added benefit of a detached garage which has been converted to annex style accommodation comprising a double bedroom and shower room. Off road parking is on offer to the side of the property for three vehicles via a block paved driveway. Interest in this property is expected to be high so an early inspection is strongly advised. Energy Rating D.

FIRST FLOOR:

LANDING:

Double glazed window to side, access to loft space, staircase down to ground floor, wood effect floor, doors to:

BEDROOM 1:

11'7 x 10'8 (3.53m x 3.25m)

Double glazed window to front, radiator, wood effect floor, door to:

EN-SUITE:

Obscure double glazed window to side, radiator, 3 piece white suite comprising fully tiled shower cubicle, pedestal wash hand basin and close coupled WC, tiled walls, wood effect floor.

BEDROOM 2:

10'11 x 9' (3.33m x 2.74m)

Double glazed window to front, radiator, wood effect floor.

BEDROOM 3:

11'5 x 8'7 (3.48m x 2.62m)

Double glazed window to rear, radiator, wood effect floor.

BEDROOM 4:

10'11 x 6'7 (3.33m x 2.01m)

Double glazed window to rear, radiator, wood effect floor.

FAMILY BATHROOM:

10'9 x 5'8 (3.28m x 1.73m)

Obscure double glazed window to rear, heated towel rail, 3 piece suite comprising freestanding roll top claw foot bath with antique style mixer tap and shower attachment, wash hand basin set on vanity unit with storage drawers below and wall mounted mirrored cabinet over and close coupled WC, part wood panelled walls, wood effect floor, inset downlights.

GROUND FLOOR:

ENTRANCE:

Obscure double glazed entrance door to side, radiator, built in under stairs storage cupboard, open to:

DINING ROOM:

16' max x 10'8 (4.88m max x 3.25m)

Double glazed window to rear, radiator, staircase to first floor, wood effect floor, leading to:

LIVING ROOM:

21'1 x 10'7 (6.43m x 3.23m)

Two double glazed windows to front and further double glazed window to side, 2 radiators, electric fire with display mantle over, continuation of wood effect floor, part wood panelled walls.

CLOAKROOM:

Radiator, 2 piece white suite comprising close coupled WC and wash hand basin set on vanity unit with storage cupboard below and tiled splashback, wood effect floor.

KITCHEN/BREAKFAST ROOM:

16'3 x 11'5 (4.95m x 3.48m)

Dual aspect room with double glazed French style doors opening, double glazed window to rear and further double glazed window to side, radiator, refitted kitchen with extensive range of 'Shaker' style wall and base mounted storage units and drawers, laminate work surfaces with inset 1 1/2 bowl single drainer ceramic sink unit, 'Rangemaster' oven to remain with extractor hood over, integrated dishwasher, space and plumbing for washing machine and fridge/freezer, part tiled walls, wood effect flooring.

REAR GARDEN:

approx 110' (approx 33.53m)

Commencing with a raised decked seating area leading to remainder which is predominantly laid to lawn with planted beds and trees throughout, exterior cold water tap, access into side of:

GARAGE/ANNEX:

The garage has been converted internally to offer annex style accommodation comprising:

BEDROOM:

13'3 x 8'3 (4.04m x 2.51m)

Double glazed French style doors to side opening on to rear garden, wood effect flooring, leading to:-

SHOWER ROOM:

Double glazed window to side, three piece white suite comprising fully tiled shower with sliding glass door and screen, close coupled WC and wall mounted wash hand basin with tiled splash back.

FRONTAGE:

Small low maintenance shingled area to front, block paved driveway to side providing off road parking for 3 vehicles.

TENURE & COUNCIL TAX:

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

VILLAGE OF SOUTHMINSTER:

Southminster is a thriving village benefiting from its rail links into London Liverpool Street Station (approx. 65 mins at peak times). 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.

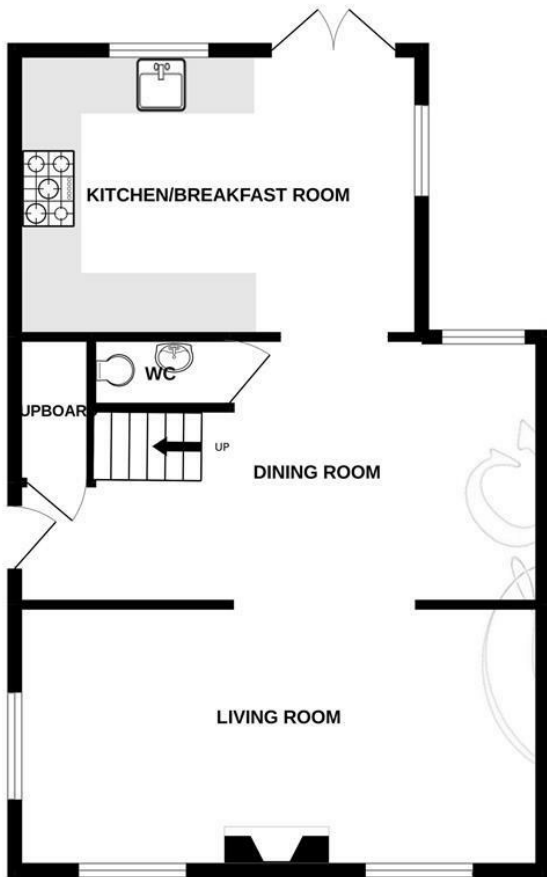
SOLAR PANELS:

We are informed that solar photovoltaics (Solar PV system) are fitted to this property and would advise interested parties to refer to the Energy Performance Certificate, your solicitor or surveyor for further clarification and information.

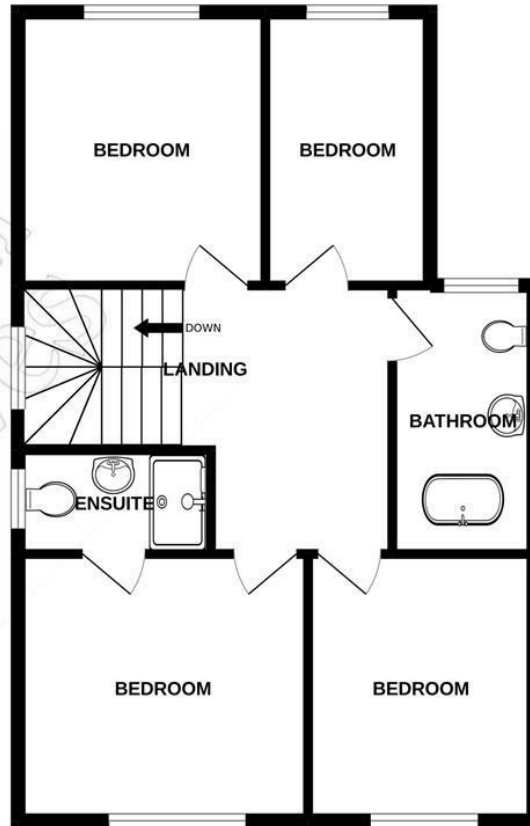
AGENTS NOTE:

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.

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.
 Made with Metropix ©2022

