



Hillside Road, Southminster, Essex CM0 7AL
Price £450,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

****0.76 ACRE PLOT WITH NO ONWARD CHAIN!**** Occupying a substantial and impressive overall plot of approx. 0.76 of an acre is this improved detached family home positioned favourably in the heart of Southminster within walking distance of it's High Street with an array of local amenities including convenience store, post office, doctors surgery, primary school and railway station. The property has undergone some essential improvements already by the present owner including having been rewired, newly fitted central heating system and general cosmetic improvements including replacement carpets and floor coverings and general decoration throughout. Spacious living accommodation commences with an inviting entrance hall leading to an impressively sized living room, kitchen/diner, WC and conservatory across the rear. The first floor then offers a spacious landing leading to a shower room and three good sized bedrooms, the largest of which offers stunning views down the wonderfully sized plot and beyond. Externally, the property enjoys a rear garden which commences with a more formal garden area opening to a substantial natural/woodland area at the rear offering a wealth of potential to landscape to a stunning standard. The frontage of the property then offers a further garden area as well as a driveway for multiple vehicles leading to a carport and in turn to a garage. Properties of this ilk, with this most substantial of plots in this area are extremely rare to the market so an early inspection is strongly advised. Energy Rating D.

FIRST FLOOR:

LANDING:

Obscure double glazed window to side, airing cupboard housing boiler and hot water cylinder, access to loft space, staircase down to ground floor, doors to:

BEDROOM 1:

16'1 x 10'2 > 6'8 (4.90m x 3.10m > 2.03m)

Double glazed window to rear, radiator.

BEDROOM 2:

11' x 8'10 (3.35m x 2.69m)

Double glazed window to front, radiator.

BEDROOM 3:

9'7 x 7'11 (2.92m x 2.41m)

Double glazed window to front, radiator.

SHOWER ROOM:

8'2 x 5'5 (2.49m x 1.65m)

Obscure double glazed window to side, radiator, 3 piece white suite comprising fully tiled walk-in shower with glass screen, close coupled wc and pedestal wash hand basin.

GROUND FLOOR:

HALLWAY:

Obscure double glazed entrance door and stained glass side light windows to side, radiator, built in under stairs storage cupboard, staircase to first floor, wood effect flooring, doors to:

CLOAKROOM:

Narrow full height obscure double glazed window to side, radiator, 2 piece white suite comprising low level wc and wall mounted corner wash hand basin with tiled splashback, wood effect flooring.

LIVING ROOM:

16'2 x 14'5 (4.93m x 4.39m)

Double glazed window to front, radiator.

KITCHEN:

16'1 x 9'11 > 6'5 (4.90m x 3.02m > 1.96m)

Glazed entrance door to rear, double glazed window to rear, radiator, extensive range of wall and base mounted storage units and drawers, roll edged work surfaces with inset single bowl/single drainer sink unit, built in 4-ring electric hob with extractor hood over, built in eye level double oven, space and plumbing for fridge/freezer, washing machine and dishwasher, part tiled walls, tiled floor.

CONSERVATORY:

17'3 x 13'8 > 10'2 (5.26m x 4.17m > 3.10m)

Double glazed French style doors opening onto rear garden, double glazed windows to side and rear, radiator, door into side of garage, tiled floor.

EXTERIOR:

The property sits on an overall plot of approx. 0.76 of an acre and comprises:-

REAR GARDEN:

The rear of the property commences with an initial formal garden area which is predominantly laid to lawn opening into a more natural and mature area at the rear, various storage sheds/outbuildings and an array of established trees planted throughout.

FRONTAGE:

Further garden area which is mainly laid to lawn with planted bed to border, remainder of frontage offers a driveway providing off road parking for multiple vehicles, part of which is covered by a carport, which in turn leads to the:

GARAGE:

17'5 x 8'5 (5.31m x 2.57m)

Up and over door to front, power and light connected, personal door to conservatory.

TENURE & COUNCIL TAX BAND:

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

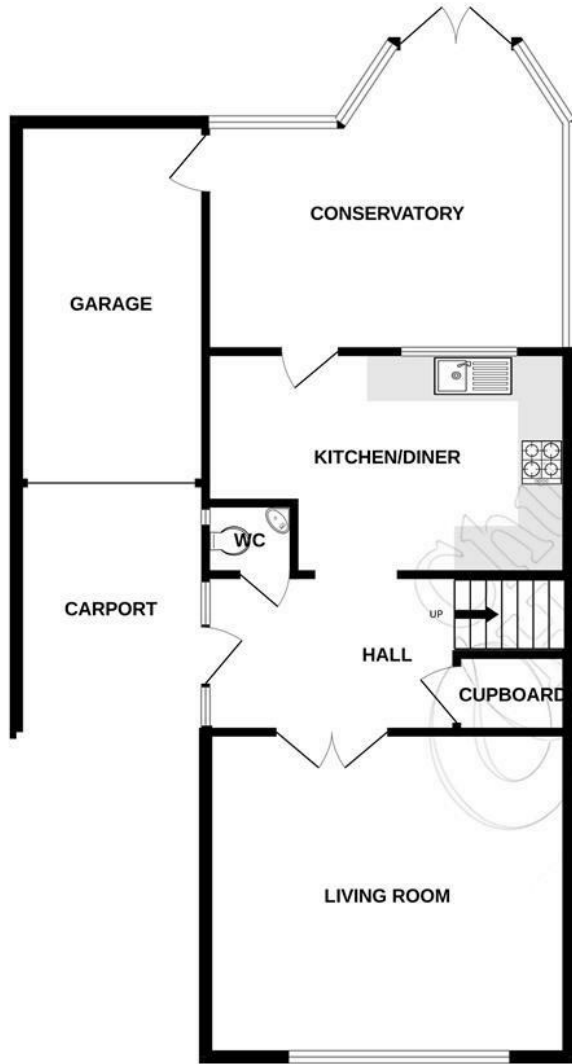
VILLAGE OF SOUTHMINSTER:

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.

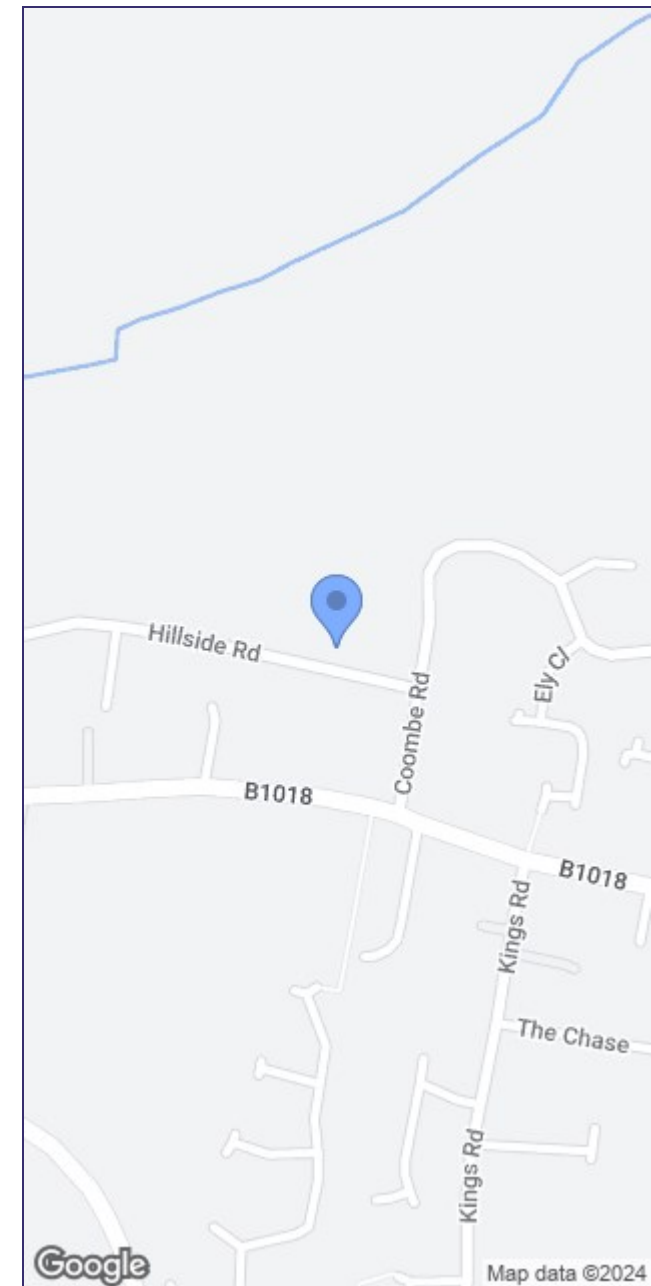
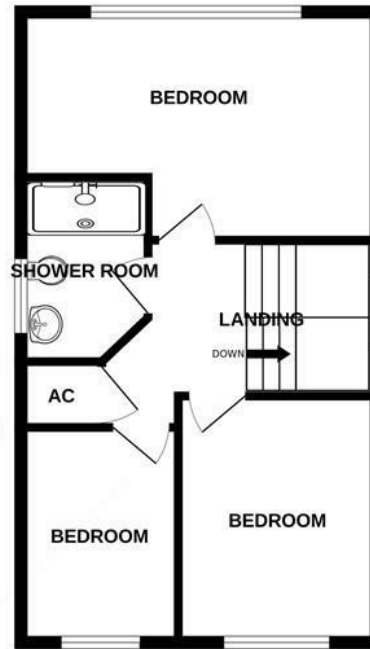
AGENTS NOTE:

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.
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