



Hillside Road, Southminster, Essex CM0 7AL
Guide price £400,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

****GUIDE PRICE £400,000 - £420,000**STUNNING FARMLAND VIEWS, 100' REAR GARDEN & NO ONWARD CHAIN**** Occupying a stunning plot incorporating an impressive 100' rear garden which backs directly on to open farm land, is this vastly improved and wonderfully maintained detached family home. Generously sized living accommodation commences with a light and airy entrance hall leading to a living room, cloakroom and an impressive refitted kitchen/diner with appliances to remain. The first floor then offers an equally spacious landing area leading to a refitted family bathroom and three double bedrooms, one of which is complimented by a refitted en-suite shower room. Externally, the property enjoys the aforementioned 100' rear garden with two large decked seating areas and access out on to farmland at the rear while the frontage offers a further garden area and driveway leading to a garage. Viewing is strongly advised to appreciate the size of plot and standard of living accommodation this property has to offer. Energy Rating D.



FIRST FLOOR:**LANDING:**

Obscure double glazed window to side, staircase down to ground floor, built in storage cupboard housing boiler, access to loft space, doors to:-

BEDROOM ONE: 13'0" x 10'4" (3.96m x 3.15m)

Double glazed window to rear with stunning views over garden and open farmland, radiator, inset down lights, door to:

EN-SUITE:

Chrome heated towel rail, three piece white suite comprising fully tiled shower cubicle, pedestal wash hand basin with tiled splash back and WC with concealed cistern, wall mounted cabinet, inset down lights, tiled floor.

BEDROOM TWO: 11'1" x 8'9" (3.38m x 2.67m)

Double glazed window to front, radiator, inset down lights.

BEDROOM THREE: 9'5" x 7'0" (2.87m x 2.13m)

Double glazed window to front, radiator, inset down lights.

FAMILY BATHROOM:

Obscure double glazed window to side, chrome heated towel rail, three piece white suite comprising panelled bath with mixer tap, shower over and glass screen, pedestal wash hand basin with tiled splash back and WC with concealed cistern, inset down lights, part tiled walls, tiled floor.

GROUND FLOOR:**ENTRANCE HALLWAY:**

Obscure double glazed entrance door to side with matching side light windows, radiator, staircase to first floor, built in under stairs storage cupboard, doors to:

CLOAKROOM:

Obscure glazed window to side, two piece white suite comprising wall mounted wash hand basin with tiled splash back and WC with concealed cistern, inset down lights, tiled floor.

LIVING ROOM: 16'2" x 15'8" (4.93m x 4.78m)

Double glazed window to front, radiator, inset down lights.

KITCHEN/DINER: 16'2" x 11'0" (4.93m x 3.35m)

Double glazed window to rear and double glazed entrance door to side, extensive range of matching cream gloss fronted wall and base mounted storage units and drawers, roll edge work surfaces with inset 1 1/2 bowl single drainer white ceramic sink unit, built in four ring gas hob with glass extractor hood over and oven below, fridge/freezer, washing machine and dishwasher all to remain, inset down lights.

EXTERIOR:**REAR GARDEN: approx 100' (approx 30.48m)**

Backing directly onto open farmland and measuring approximately 100', commencing with a raised decked seating area with steps down to remainder which is predominantly laid to lawn leading to the rear boundary where a further large raised decked seating area leads to a gate at the rear which opens on to the aforementioned fields, side access gate leading to frontage, personal door into side of:

GARAGE:

Single up and over door to front, personal door to rear garden, power and light connected.

FRONTAGE:

Further garden area to immediate front of the property which is mainly laid to lawn, driveway providing off road parking for multiple vehicles and access to garage, side access gate leading to rear garden.

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.

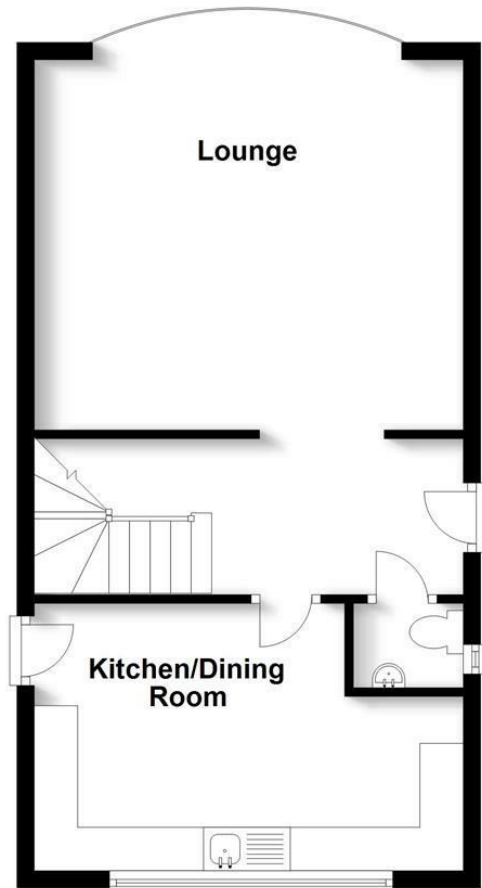
AGENTS NOTE:

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.

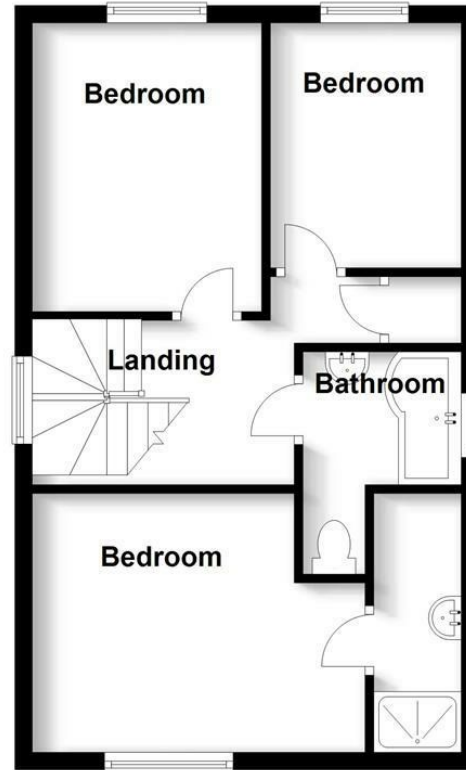




Ground Floor



First Floor



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