



Larch Grove, Southminster , Essex CM0 7FN  
Guide price £350,000

**Church & Hawes**  
Est. 1977

Estate Agents, Valuers, Letting & Management Agents



**\*\*GUIDE PRICE £350,000 TO £375,000\*\*STYLISHLY PRESENTED ON SOUGHT AFTER MODERN DEVELOPMENT\*\*** Located on the fringes of this ever popular modern development which was constructed in 2015 is this wonderfully maintained and extremely well presented semi-detached family home. The property and development on which it sits, are favourably positioned within walking distance of the centre of Southminster where an array of amenities can be found including shops, post office, doctors surgery, school and railway station with direct links into London Liverpool Street. Wonderfully maintained living space commences on the ground floor with a light and airy entrance hall leading to a cloakroom, kitchen with integrated appliances and a living/dining room at the rear. The first floor then offers a spacious landing leading to a family bathroom and three well proportioned bedrooms, one of which is complimented by an en-suite shower room. Externally, the property enjoys a generously sized low maintenance rear garden while the frontage offers a block paved driveway for numerous vehicles leading to a detached single garage. An early inspection comes highly advised to fully appreciate the size and standard of accommodation on offer. Energy Rating B.



## FIRST FLOOR:

### LANDING:

Access to loft space, staircase to ground floor, built-in storage cupboard, doors to:

### BEDROOM ONE: 11'7 x 8'8 (3.53m x 2.64m )

Double glazed window to rear, radiator, built-in wardrobe, door to:

### EN-SUITE:

Obscure double glazed window to side, heated towel rail, 3 white piece suite comprising fully tiled walk in shower with sliding glass door, close coupled WC and pedestal wash hand basin, wall mounted cabinet, part tiled walls, tiled floor, extractor fan.

### BEDROOM TWO: 10'9 x 10'8 (3.28m x 3.25m )

Double glazed window to front, radiator.

### BEDROOM THREE: 8' x 6'6 (2.44m x 1.98m )

Double glazed window to front, radiator, built-in wardrobe.

### FAMILY BATHROOM:

Obscure double glazed window to side, heated towel rail, 3 piece white suite comprising panelled bath, close coupled WC and pedestal wash hand basin, tiled walls, wood effect floor.

## GROUND FLOOR:

### ENTRANCE HALL:

Composite entrance door to front, radiator, staircase to first floor, wood effect floor, doors to:

### CLOAKROOM:

Radiator, 2 piece white suite comprising close coupled WC and corner pedestal wash hand basin with tiled splash back, continuation of wood effect floor.

### LIVING/DINING ROOM: 17'3 x 15'6 (5.26m x 4.72m )

Dual aspect room with double glazed French style doors opening to rear garden and double glazed window to side, 2 radiators, built-in under stairs storage cupboard, continuation of wood effect flooring.

### KITCHEN/BREAKFAST ROOM: 12'3 x 8'3 (3.73m x 2.51m)

Double glazed bay window to front, radiator, extensive range of white gloss fronted wall and base mounted storage units and drawers, roll edge work surfaces with inset stainless steel single bowl single drainer sink unit with mixer tap, built-in 4-ring gas hob with extractor hood over and oven below, integrated dishwasher, washing machine and fridge/freezer, continuation of wood effect flooring.

### EXTERIOR:

### REAR GARDEN:

Commencing with a paved patio seating area leading to remainder which has been artificially turfed with a raised decked seating area at the rear, external cold water tap and power outlet, side access gate leading to:-

### FRONTAGE:

Block paved driveway providing off road parking for multiple vehicles leading to:-

### DETACHED GARAGE:

Up and over door to front, power and light connected, overhead storage timbers.

### 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.

### TENURE & COUNCIL TAX:

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

### 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.

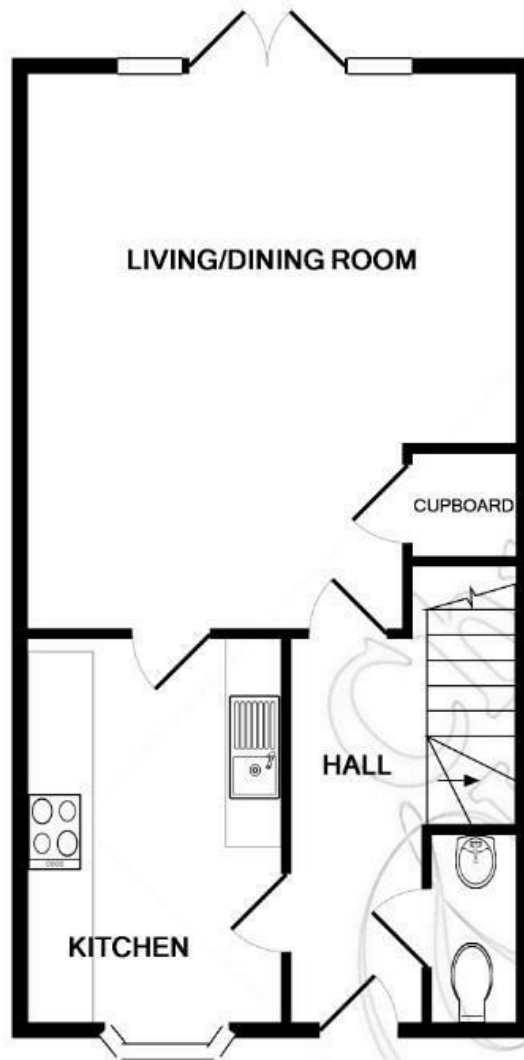




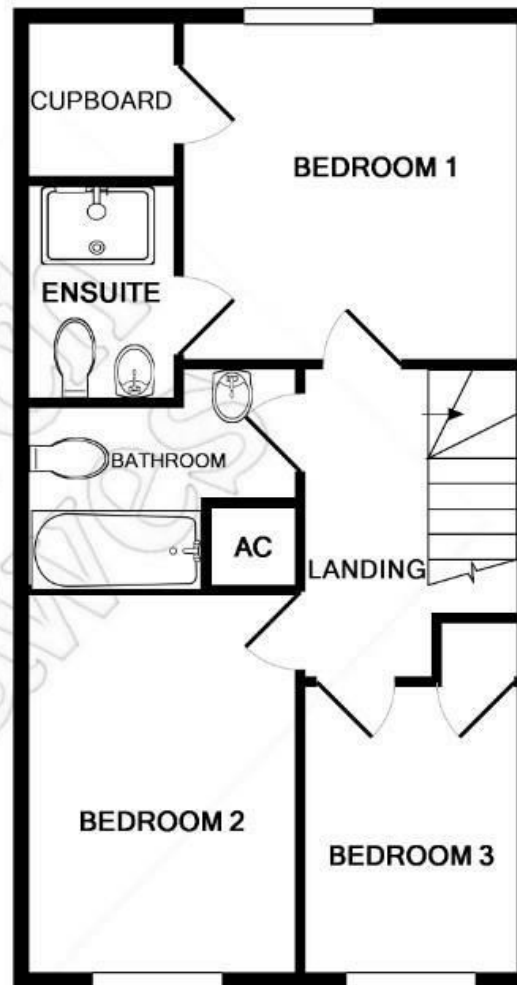








GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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