



Kings Croft, Southminster , Essex CM0 7ER
Guide price £375,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

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****GUIDE PRICE £375,000 TO £400,000** **SOUGHT AFTER NO THROUGH TURNING!!**** Set along this most sought after, modern no through turning within walking distance of Southminster High Street, railway station and a host of other local amenities, is this well presented and deceptively spacious detached family home. Living accommodation spread over approx. 1130 sq ft commences on the ground floor with a light and airy entrance hall leading to a study, dining room, living room, cloakroom and impressively sized kitchen/breakfast room. The first floor then offers a landing with access to a family bathroom and four well proportioned double bedrooms, one of which is complimented by an en-suite shower room. Externally, the property enjoys a well presented rear garden while a low maintenance frontage offers extensive off road parking for multiple vehicles as well as access to a single garage to the side. Interest in these properties is traditionally very high so an early inspection is strongly advised. Energy Rating D.



FIRST FLOOR:

LANDING:

Staircase down to ground floor with double glazed windows to side, radiator, access to loft space, built in storage cupboard with radiator, doors to:

BEDROOM 1: 12'3 > 9'7 x 9'9 (3.73m > 2.92m x 2.97m)

Two double glazed windows to rear, radiator, original oak wooden flooring, door to:

EN-SUITE:

Obscure double glazed window to side, chrome heated towel rail, 3 piece white suite comprising fully tiled shower cubicle, wash hand basin set on vanity unit with storage cupboard below and close coupled wc, tiled walls, extractor fan.

BEDROOM 2: 12'11 x 8'5 (3.94m x 2.57m)

Two double glazed windows to front, radiator, original oak wooden flooring.

BEDROOM 3: 10' x 7'7 (3.05m x 2.31m)

Double glazed window to front, radiator, original oak wooden flooring.

BEDROOM 4: 8'7 > 7'5 x 8'4 (2.62m > 2.26m x 2.54m)

Double glazed window to rear, original oak wooden flooring.

FAMILY BATHROOM:

Obscure double glazed window to side, chrome heated towel rail, 3 piece white suite comprising panelled bath with antique style mixer tap and shower attachment, close coupled wc and pedestal wash hand basin, part tiled walls, wood effect floor, extractor fan.

GROUND FLOOR:

ENTRANCE HALLWAY:

Obscure double glazed entrance door to side, radiator, staircase to first floor, built in storage cupboard, original oak wooden flooring, doors to:

STUDY: 8'8 x 6'8 (2.64m x 2.03m)

Double glazed bay window to front, radiator.

DINING ROOM: 11'7 x 8'5 (3.53m x 2.57m)

Two double glazed windows to front, radiator, original oak wooden flooring.

CLOAKROOM:

Obscure double glazed window to side, chrome heated towel rail, 2 piece white suite comprising wc with concealed cistern and wall mounted wash hand basin, part tiled walls, tiled floor.

LIVING ROOM: 14'9 x 11'7 (4.50m x 3.53m)

Double glazed sliding patio door to rear, radiator, fireplace with display mantle over, continuation of oak wooden flooring.

KITCHEN/BREAKFAST ROOM: 16'10 x 8'8 (5.13m x 2.64m)

Double glazed entrance door to side and double glazed window to rear, radiator, range of matching wall and base mounted storage units and drawers, solid wood work surfaces with inset 1 ½ bowl/single drainer sink unit, built in 4-ring electric hob with extractor over, built in eye level oven, space and plumbing for fridge/freezer, part tiled walls, tiled floor.

EXTERIOR:

REAR GARDEN:

Commencing with a paved patio seating area leading to remainder which is mainly laid to lawn, timber storage shed, side access gate leading to front, personal door into rear of:

GARAGE:

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

FRONTAGE:

Driveway providing off road parking and access to garage, side access gate and path leading to rear garden.

TENURE & COUNCIL TAX BAND:

The property is being sold freehold and is Tax Band E.

VILLAGE OF SOUTHMINSTER:

Southminster is a thriving village benefiting from its rail

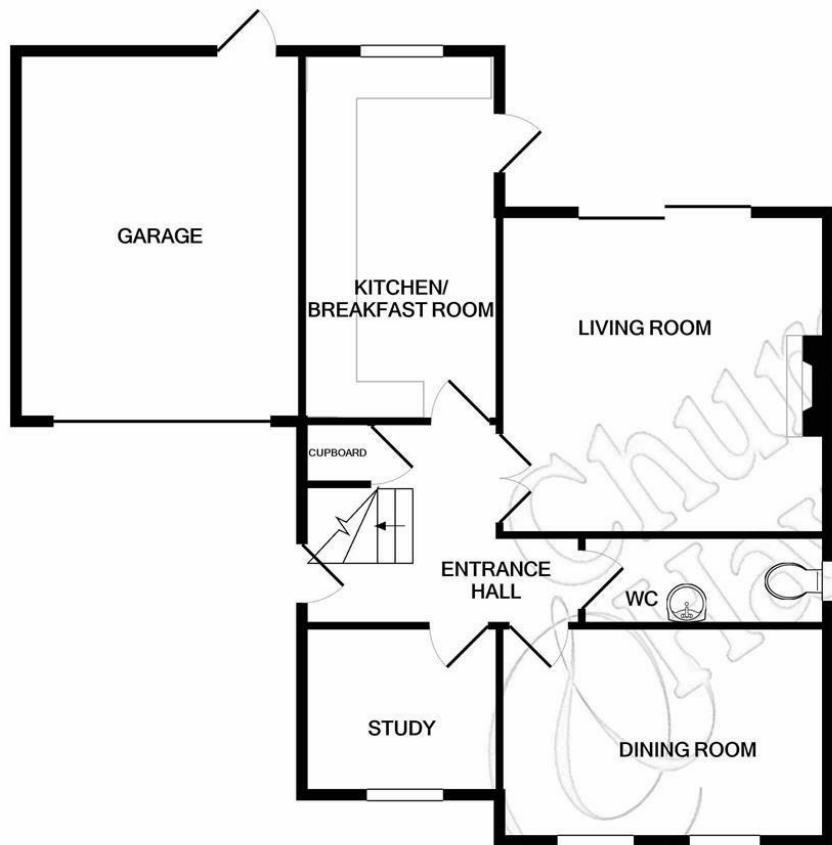
links into London Liverpool Street Station. The village offers a local primary school, day nursery and pre-school whilst schooling for older children is available in the nearby towns of Burnham-on-Crouch, Maldon and South Woodham Ferrers. There is a local park with an establish tennis club and various 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:

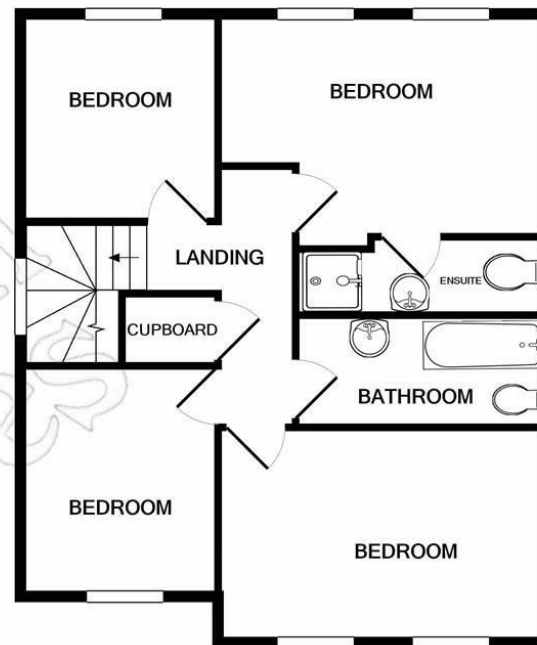
These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify 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 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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