



Station Road, Southminster , Essex CM0 7EW
Price £450,000

Church & Hawes
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

www.churchandhawes.com

156 Station Road, Burnham on Crouch, Essex, CM0 8HJ

Tel: 01621 782652

burnham@churchandhawes.com

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

NO ONWARD CHAIN Set in a most private position within walking distance of Southminster's railway station and playing fields is this well presented and substantially sized detached bungalow. Living accommodation on offer comprises an entrance hall leading to three/four bedrooms, two/three reception rooms, impressive 4 piece family bathroom, kitchen/breakfast room and conservatory. The bungalow sits centrally within a generously sized plot with gardens wrapping around the sides and rear of the property while extensive off road parking is on offer to the front in addition to a detached double garage. Viewing is strongly advised. Energy Rating E.



ACCOMMODATION COMPRISING:

ENTRANCE HALL:

Double glazed entrance door to front, double glazed window to front, radiator, wood effect floor.

BEDROOM/STUDY: 10'9 x 7'1 (3.28m x 2.16m)

Double glazed windows to side, radiator, wood effect floor.

FAMILY BATHROOM:

Obscure double glazed windows to side, radiator, 4 piece white suite comprising fully tiled walk-in curved corner shower, wash hand basin set on vanity unit with storage cupboard below, close coupled WC and freestanding bath with mixer tap over, part tiled walls, tiled floor.

KITCHEN: 11'2 x 9'10 (3.40m x 3.00m)

Two double glazed windows to side, range of matching wall and base mounted storage units and drawers, roll edged work surfaces with inset 1 ½ bowl/single drainer sink unit, built in 4-ring electric hob with extractor hood over, dishwasher to remain, space and plumbing for washing machine, built in eye level double oven, built in cupboard housing fridge/freezer, part tiled walls, wood effect floor, doors to:

BEDROOM: 11'9 x 9'8 max (3.58m x 2.95m max)

Double glazed windows to side and rear, built in wardrobe, access to loft space.

BEDROOM: 9'6 x 9'6 (2.90m x 2.90m)

Double glazed window to front, radiator, 2 built in wardrobes.

LIVING ROOM: 17'1 x 11'7 (5.21m x 3.53m)

Double glazed windows to sides, double glazed French style doors opening onto conservatory, 2 radiators, exposed brick fireplace with inset log burner, wood effect floor, leading to:

DINING ROOM/BEDROOM: 9'6 x 9'4 (2.90m x 2.84m)

Double glazed windows to side and rear, radiator, 2 built in wardrobes.

CONSERVATORY: 12'5 x 11'11 (3.78m x 3.63m)

Double glazed French style doors opening onto rear garden, double glazed windows to all aspects, electric radiator, wood effect floor.

EXTERIOR - REAR GARDEN:

Commencing with a paved patio seating area leading to remainder which is mainly laid to lawn with established shrubs to borders, the garden sweeps from the rear and side of the bungalow where a hot tub is housed, timber storage shed, path and gate leading to:

FRONTAGE:

Block paved frontage leading to front entrance door, access via wooden 5 bar gate from:

PARKING AREA:

Driveway providing off road parking for 4 vehicles, access to:

DETACHED DOUBLE GARAGE:

Twin electric doors to front, power and light connected.

COUNCIL TAX INFORMATION:

The 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. 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.

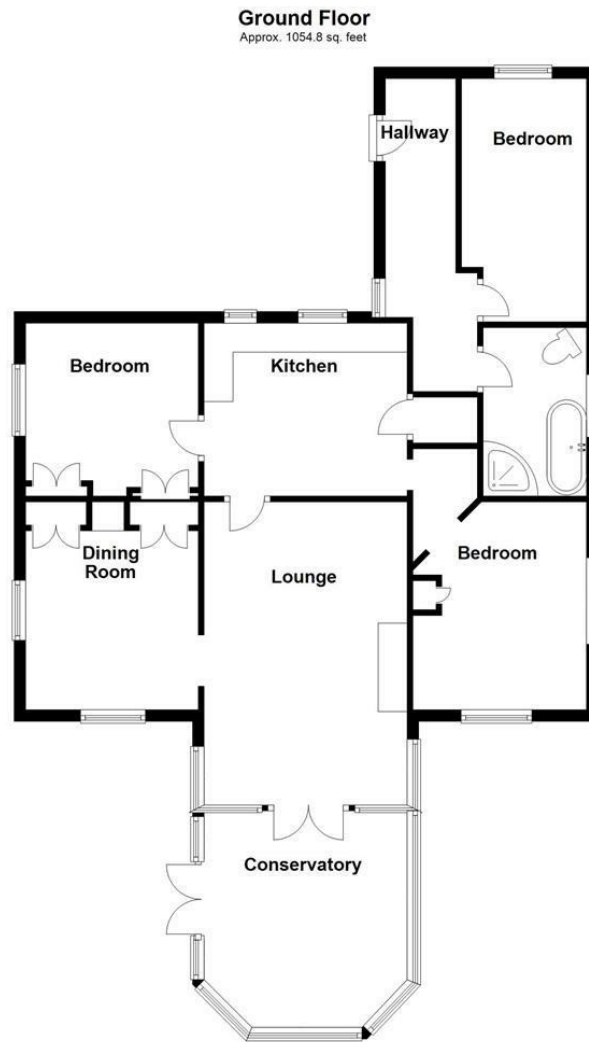
AGENTS NOTES:

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.







Produced by Property Trader 01245 323555 Disclaimer: All floorplans are provided for informational and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way warrant the accuracy of the floorplan information and the floorplan layout and measurements may contain errors and omissions. We are not liable for and do not accept any liability relating to any loss or damage suffered as a direct or indirect result of use of any information. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your full requirements.
Plan produced using PlanUp.

