



29 Hillside Road, Southminster , Essex CM0 7AL  
O.I.E.O £340,000

**Church & Hawes**  
Est.1977  
Estate Agents, Valuers, Letting & Management Agents



**\*\*WELL MAINTAINED FAMILY HOME BACKING ON TO OPEN FIELDS!\*\***Set in a favourable position backing on to open farmland and within walking distance of local shops, post office, doctors surgery and mainline railway station, is this extended and well maintained semi-detached family home situated on one of Southminster's most favoured turnings. Generous living accommodation comprises three bedrooms and a family bathroom to the first floor while the ground floor commences with an inviting entrance hall, leading to a living room and impressive kitchen/diner. To the rear of the property is a well maintained garden backing on to the aforementioned farmland. To the front and side of the property there is extensive off road parking leading to a single garage. Viewing is highly suggested. Energy Rating C.

**FIRST FLOOR:**

**LANDING:**  
Double glazed window to side, access to loft space, stairs to ground floor, doors to:-

**BEDROOM 1: 13'1 x 10'1 (3.99m x 3.07m)**  
Double glazed window to front, radiator, built in sliding mirrored door wardrobes.

**BEDROOM 2: 9'10 x 9'2 (3.00m x 2.79m)**  
Double glazed window to rear, radiator, built in wardrobe.

**BEDROOM 3: 8'11 x 7'5 (2.72m x 2.26m)**  
Double glazed window to front, radiator.

**FAMILY BATHROOM: 6'2 x 6'2 (1.88m x 1.88m)**  
Obscure double glazed window to rear, chrome heated towel rail, three piece white suite comprising panelled bath with mixer tap and shower attachment over, pedestal wash hand basin and close coupled wc, tiled walls.

**GROUND FLOOR:**

**ENTRANCE HALL:**  
Obscure double glazed entrance door and window to front, radiator, stairs to first floor with recess under, wood effect flooring, doors to:-

**LIVING ROOM: 13'1 x 11'11 (3.99m x 3.63m)**  
Double glazed window to front, radiator, fireplace with display mantle over, wood effect flooring.

**KITCHEN/DINER: 17'11 x 9'8 (5.46m x 2.95m)**  
Double glazed French style doors opening on to rear garden, double glazed window to rear, radiator, extensive range of matching wall and base mounted storage units, roll edge work surfaces with inset single bowl single drainer sink unit, space for range oven, space and plumbing for fridge/freezer and washing machine, built in larder cupboard, tiled floor, part tiled walls.

**EXTERIOR - REAR GARDEN:**  
Commencing with a raised paved seating area leading to remainder

which is mainly laid to lawn with a timber storage shed and further seating area under a pergola, external cold water tap, side access gate leading to area which provides access to:-

**STORE ROOM: 17'4 x 7'4 (5.28m x 2.24m)**  
Obscure double glazed entrance door to front, obscure double glazed entrance door to rear, double glazed window to rear.

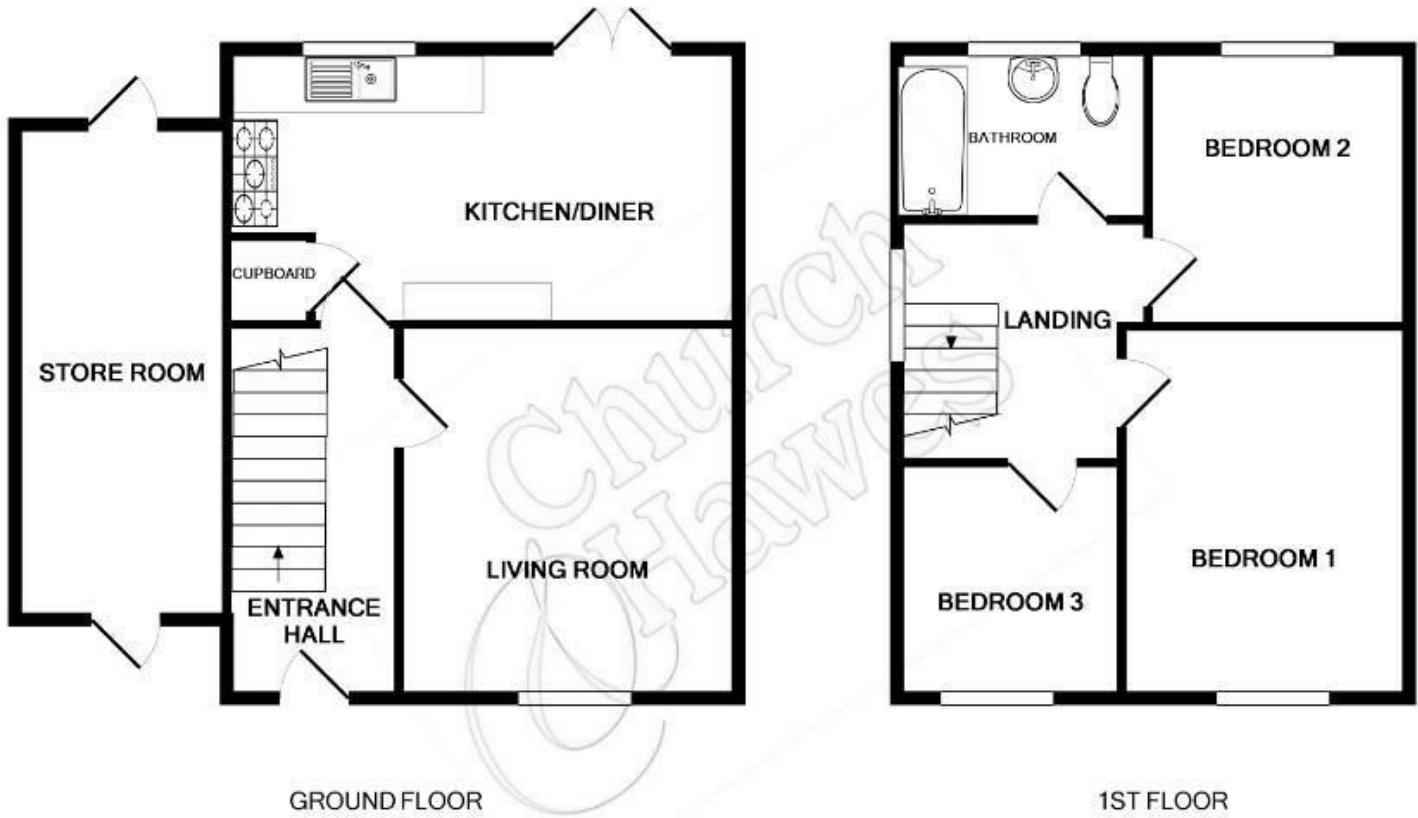
**GARAGE/FURTHER STORAGE ROOM:**  
Up and over door to front, window to rear, power and light connected. Please note there is no vehicular access to this.

**FRONT:**  
Driveway providing off road parking for two vehicles, access to front entrance door and front of store room, remainder is laid to lawn.

**TENURE & COUNCIL TAX BAND:**  
This property is being sold freehold and is Tax Band C.

**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.

**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.



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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