



Princes Avenue, Southminster , Essex CM0 7HB  
Guide price £330,000

**Church & Hawes**  
Est. 1977

Estate Agents, Valuers, Letting & Management Agents



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**\*\*NO ONWARD CHAIN\*\*GUIDE PRICE £330,000 TO £350,000\*\*** Having undergone vast improvement both inside and out, is this deceptively spacious and wonderfully presented semi-detached family home. The property offers a most favoured position within a quiet cul-de-sac that is also situated within walking distance of an array of local amenities including shops, doctors surgery, post office, school and railway station. Living space commences on the ground floor with a light and airy entrance hall leading to a living room which opens to a dining area, which in turn provides access to a kitchen at the rear. The first floor then offers a spacious landing area leading to three well proportioned double bedrooms and a well presented family bathroom. Externally, the property enjoys a superb and generously sized rear garden with access to a garage/workshop at the rear, while the frontage offers a further lawned area and driveway to the side providing extensive off road parking. Viewing is strongly advised to fully appreciate the standard of the improved living accommodation on offer and to avoid the disappointment of missing out. Energy Rating D.





## FIRST FLOOR:

### LANDING:

Double glazed window to side, access to loft space, staircase down to ground floor, doors to:

### BEDROOM 1: 12'9 x 11'2 > 9'1 (3.89m x 3.40m > 2.77m )

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

### BEDROOM 2: 11'9 x 11'2 (3.58m x 3.40m )

Double glazed window to rear, radiator.

### BEDROOM 3: 9'8 > 8'5 x 6'10 (2.95m > 2.57m x 2.08m )

Double glazed window to rear, radiator.

### FAMILY BATHROOM:

Obscure double glazed window to rear, chrome heated towel rail, 3 piece white suite comprising panelled bath with mixer tap, shower over and glass screen, wash hand basin set on vanity unit with storage cupboard below and close coupled wc, tiled walls and floor, inset downlights, extractor fan.

## GROUND FLOOR:

### ENTRANCE HALLWAY:

Obscure double glazed entrance door and window to front, radiator, staircase to first floor, door to:

### LIVING ROOM: 12'8 x 11'7 (3.86m x 3.53m )

Double glazed window to front, radiator, open to:

### DINING ROOM: 11'9 x 8'4 (3.58m x 2.54m )

Double glazed window to rear, radiator, obscure glazed door to:

### KITCHEN: 11'9 x 9'7 (3.58m x 2.92m )

Obscure double glazed entrance door to side, double glazed window to rear, radiator, extensive range of matching wall and base mounted 'Shaker' style units and drawers, roll edged work surfaces with inset single bowl/single drainer sink unit, space for fridge/freezer, cooker, washing machine and dishwasher, part tiled walls, tiled floor, cupboard housing combination boiler.

## EXTERIOR:

## REAR GARDEN:

Mainly laid to lawn with planted beds to borders and access to garage/workshop, gates to side providing access to:

## FRONTAGE:

Further lawned garden area with driveway to side providing extensive off road parking and gates leading to rear garden.

## TENURE & COUNCIL TAX BAND:

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

## 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.

## MONEY LAUNDERING & REFERRALS:

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale

REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

## 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.

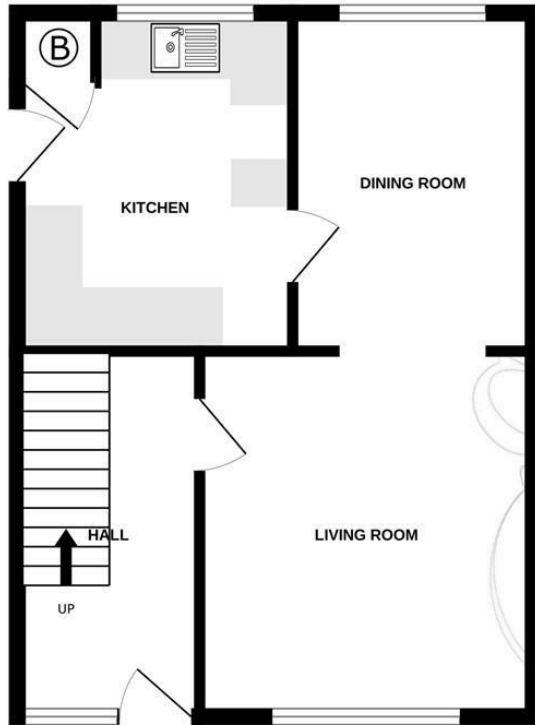




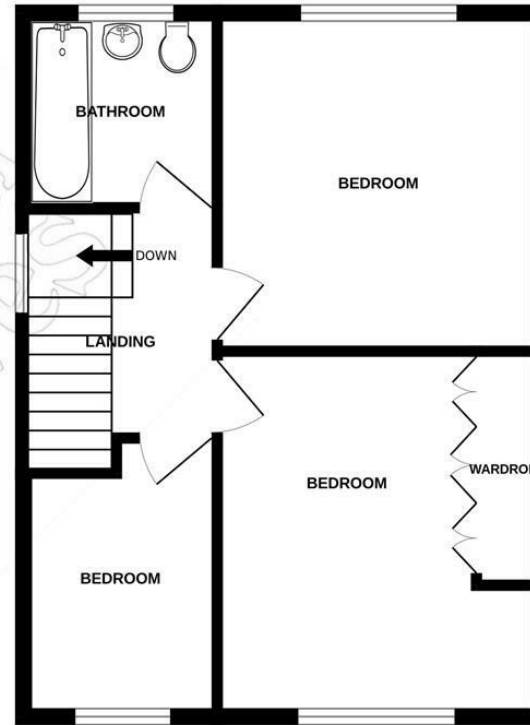




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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