



**Elm Reach, Southminster CM0 7FU**



**welcome to**

**Elm Reach, Southminster**

**\*\*GUIDE PRICE £300,000 - £325,000\*\*** EXCEPTIONALLY WELL PRESENTED three bedroom home set within a QUIET CUL-DE-SAC, conveniently located for LOCAL AMENITIES AND TRANSPORT LINKS including SOUTHMINSTER TRAIN STATION, enjoying WEST FACING GARDEN.



## Entrance

Part glazed composite entrance door leading to :-

## Entrance Hall

Stairs rising to first floor, doors to :-

## Cloakroom

Modern white suite comprising low level WC and pedestal basin, radiator.

## Kitchen Breakfast Room

13' 4" max x 8' 5" ( 4.06m max x 2.57m )

Double glazed UPVC bay window to front, modern fitted kitchen comprising stainless steel sink and drainer set in work surfaces with matching upstands and range of eye and base level units, integrated oven with gas hob and extractor over, fridge, freezer, dishwasher and space for washing machine.

## Lounge

16' 9" x 15' 7" max ( 5.11m x 4.75m max )

Double glazed UPVC French doors with flag windows to rear opening onto the garden, built in under stairs cupboard, radiator.

## First Floor

### Landing

Doors to :-

### Bedroom One

10' 6" x 9' 6" max ( 3.20m x 2.90m max )

Double glazed UPVC window to rear overlooking the garden, fitted wardrobes, radiator, door to :-

### En Suite

Modern white suite comprising double shower, low level WC and pedestal basin.

### Bedroom Two

14' 9" x 8' 6" max ( 4.50m x 2.59m max )

Double glazed UPVC window to front, built in cupboard, radiator.

### Bedroom Three

8' 5" x 6' 11" ( 2.57m x 2.11m )

Double glazed UPVC window to front, radiator.

### Bathroom

Modern white suite comprising panel bath, low level WC and pedestal basin, part tiled walls, heated towel rail.

## Outside

### Front

Stone chip front garden with paved pathway.

### Parking

Block paved allocated parking space within parking area in front of property.

### Rear Garden

Enclosed by panel fence, predominantly laid to artificial grass with decked seating area and gated rear access.



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## Elm Reach, Southminster

- Show Home Condition
- En Suite to Master Bedroom
- Parking
- Immaculate West Facing Garden
- Cul-De-Sac Location

Tenure: Freehold EPC Rating: B  
Council Tax Band: C

guide price

**£300,000 - £325,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
MLN104673 - 0004

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