

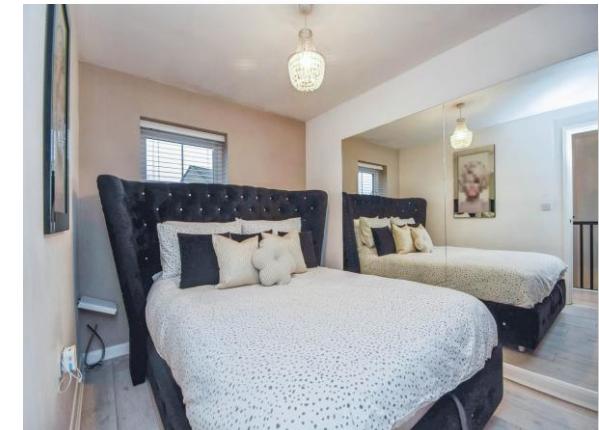


Elm Reach, Southminster CM0 7FU

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.



view this property online williamhbrown.co.uk/Property/MLN104673



welcome to

Elm Reach, Southminster

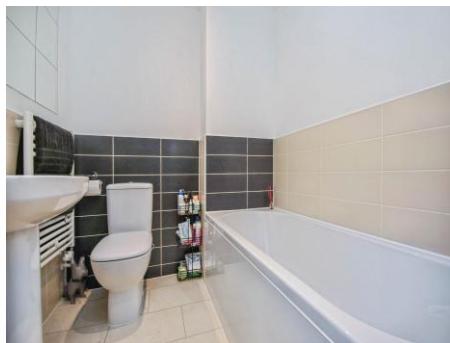
- Show Home Condition
- En Suite to Master Bedroom
- Parking
- Immaculate West Facing Garden
- Cul-De-Sac Location

Tenure: Freehold EPC Rating: B

Council Tax Band: C

guide price

£300,000 - £325,000



view this property online williamhbrown.co.uk/Property/MLN104673

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
MLN104673 - 0004

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

william h brown



01621 874837



Maldon@williamhbrown.co.uk



3 High Street, West Square, MALDON, Essex,
CM9 5PB



williamhbrown.co.uk