



Crown Way, Southminster , Essex CM0 7AP  
Price £425,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



[www.churchandhawes.com](http://www.churchandhawes.com)

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

Tel: 01621 782652

[burnham@churchandhawes.com](mailto:burnham@churchandhawes.com)

# Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

A deceptively spacious and vastly extended semi-detached family home offering flexible accommodation throughout, ideal for modern family living and situated in a sought-after location with excellent access to local amenities, school, and transport links, including a railway station with direct services to London Liverpool Street. The ground floor comprises an entrance porch and hallway, spacious lounge, separate dining room, kitchen/breakfast room, utility room/second kitchen, additional reception room, and a playroom/study — ideal for working from home or additional family space. A refitted bathroom completes the downstairs layout. Upstairs, the main bedroom benefits from an adjoining dressing area/shower room. There is also a second double bedroom with re-fitted en-suite and three further bedrooms. Externally, the property is set well back from the road with a large driveway providing ample off-road parking. The private rear garden is well maintained, offering a peaceful retreat for families and entertaining. Early viewing is highly recommended to fully appreciate the size, flexibility, and quality of accommodation on offer. Energy Rating C.





## FIRST FLOOR:

### BEDROOM ONE: 17'1 x 10'9 (5.21m x 3.28m)

Double glazed windows to rear, radiator, built in wardrobes, electric fireplace, leading to:-

### DRESSING AREA & EN-SUITE SHOWER: 6'7 x 6'5 (2.01m x 1.96m)

#### LANDING:

Staircase down to ground floor, access to loft space, doors to:-

### BEDROOM TWO: 17'3 x 6'11 (5.26m x 2.11m)

Double glazed window to front, built in wardrobes, radiator, door to:-

#### EN-SUITE:

Obscure double glazed window to rear, three piece suite comprising panelled bath with attachments, wash hand basin set on vanity unit with storage below and WC, part tiled walls, tiled floor, radiator.

### BEDROOM THREE: 13'1 x 10' (3.99m x 3.05m)

Double glazed window to front, radiator.

### BEDROOM FOUR: 10'11 x 10'5 (3.33m x 3.18m)

Built in wardrobes, radiator.

## BEDROOM/OFFICE:

## GROUND FLOOR:

### ENTRANCE PORCH:

Obscure glazed entrance door to front, window to front, door to:-

#### HALL:

Staircase to first floor, radiator, leading to:-

### LIVING ROOM: 15'10 x 11'10 (4.83m x 3.61m)

Double glazed window to front, radiator, electric fireplace.

### DINING ROOM: 18' x 9'6 (5.49m x 2.90m)

Wood effect flooring, radiator, doors to:-

### KITCHEN: 24'6 x 7'3 (7.47m x 2.21m)

Double glazed porthole window to rear, double glazed door to rear garden, refitted wall and base mounted storage units and drawers, laminate work surfaces with inset stainless steel sink and drainer, tiled splashbacks, built in four ring hob, double oven, integrated fridge-freezer and dishwasher, space for washing machine and dryer, built in larder cupboard, breakfast bar, wall mounted combi-boiler, tiled floor, radiator, wooden entrance door opening to front.

### UTILITY/SECOND KITCHEN: 11'8 x 6'2 (3.56m x 1.88m)

Range of wall and base mounted refitted storage units, laminate work surfaces with inset stainless steel sink & drainer unit, built in electric oven, space for fridge, freezer and washing machine, tiled splash backs, wood effect flooring, radiator, leading to:-

### SITTING ROOM: 16'7 x 11'1 (5.05m x 3.38m)

Double glazed window to rear, radiator, staircase to first floor, doors to:-

### FAMILY BATHROOM:

Heated towel rail, three piece white suite comprising corner panelled bath with attachments, wash hand basin set on vanity unit with storage below and low level WC, part tiled walls, tiled floor.

### PLAYROOM/STUDY: 8'10 x 6'2 (2.69m x 1.88m)

Double glazed window to side, double glazed French style doors opening to rear garden, wood effect flooring.

## EXTERIOR:

### REAR GARDEN:

Commencing with a paved patio seating area leading to remainder which is mainly laid to lawn with various shrubs planted to borders, path leading to timber storage shed, cold water tap, external lighting.

### FRONTAGE:

An extensive driveway providing off-road parking for numerous vehicles, external lighting.

### TENURE & COUNCIL TAX:

The property is freehold and is Council Tax band C.

## 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 established 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.

## MONEY LAUNDERING REGULATIONS & 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.

## 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.





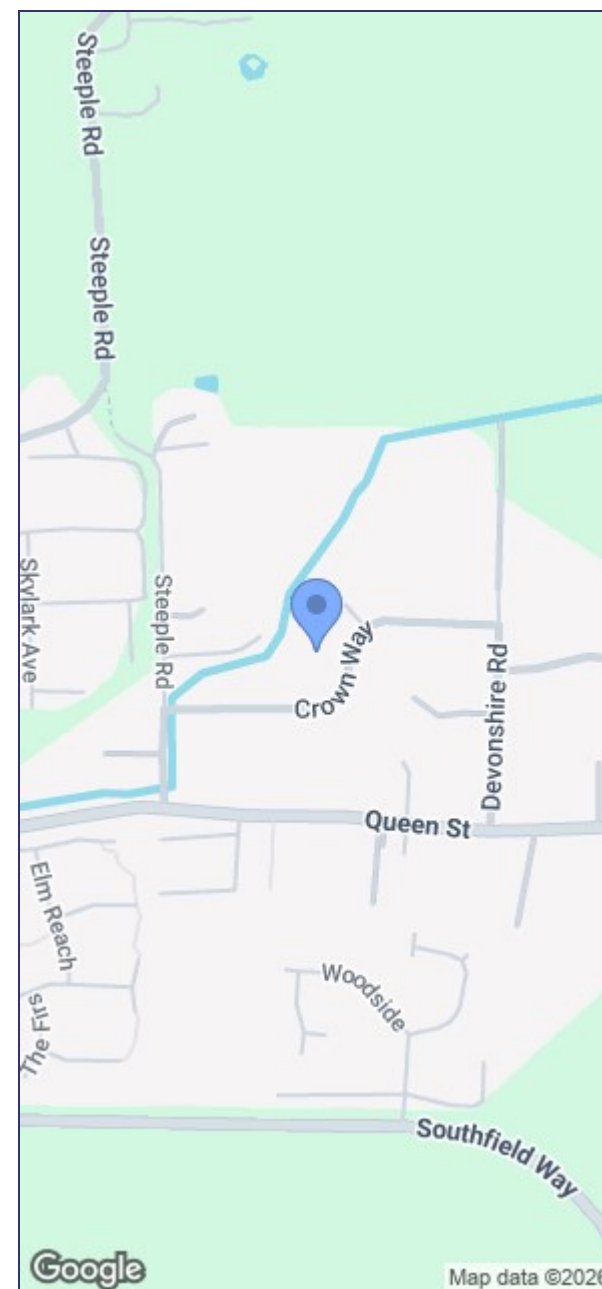






Floor plan of the first floor of a house. The plan includes a Living Room, Dining Room, Sitting Room, Kitchen, Bathroom, Utility/Second Kitchen, and a Lay Room/Study. There are two staircases: one in the Sitting Room area with a 'DOWN' arrow, and another in the Hall area with an 'UP' arrow. The plan also shows a Porch, Storage area, and a small balcony or terrace area.

This is a detailed floor plan of a 5-bedroom house. The layout includes a central landing with a staircase labeled 'DOWN'. To the left of the landing are three bedrooms. To the right is an ensuite bathroom containing a toilet, sink, and bathtub. Above the landing is another bedroom and a bathroom. A staircase labeled 'DOWN' is also located in the top left corner of the plan.



Made with Metropix ©2025







