



Lavender Drive, Southminster , Essex CM0 7RX  
Guide price £450,000

**Church & Hawes**  
Est. 1977

Estate Agents, Valuers, Letting & Management Agents



**\*\*GUIDE PRICE £450,000 TO £475,000\*\* \*\*QUIET CUL-DE-SAC POSITION WITH NO ONWARD CHAIN\*\*** Positioned favourably in the corner of a quiet cul-de-sac on this most sought after modern development is this stylishly improved and well maintained detached family home within walking distance of Southminster's High Street with an array of local shops, post office and doctors surgery as well it's railway station which offers direct links into London Liverpool Street. The property is presented to a high standard throughout and requires finishing in certain areas offering any potential purchaser a blank canvas from which to work from. Deceptively spacious living accommodation commences with an inviting entrance hall leading to a cloakroom, living room, sitting room, conservatory and impressive refitted kitchen/breakfast room. The first floor then offers a spacious landing leading to a family bathroom and four well proportioned bedrooms, one of which is complimented by an en-suite shower room. Externally, the property enjoys a well presented and good size rear garden with a superb outbuilding with power and light connected which is currently used as a games room/bar. A generous frontage then offers a driveway providing off road parking for up to 4 vehicles and access to a detached double garage. Energy Rating D.





## FIRST FLOOR:

### LANDING:

Access to loft space, staircase down to ground floor, radiator, airing cupboard housing hot water cylinder, doors to:

### BEDROOM 1: 14'1 x 10'3 (4.29m x 3.12m )

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

### EN-SUITE:

Double glazed window to rear, chrome heated towel rail, 3 piece white suite comprising fully tiled walk-in shower with both rainwater effect and handheld shower heads and glass screen, close coupled wc and wash hand basin set on vanity unit with storage cupboards and drawers below, tiled walls, wood effect floor.

### BEDROOM 2: 14'5 x 13' > 10'8 (4.39m x 3.96m > 3.25m )

Two double glazed windows to rear, radiator, wood effect floor.

### BEDROOM 3: 12'1 > 9'10 x 12'1 (3.68m > 3.00m x 3.68m )

Double glazed window to front, radiator.

### BEDROOM 4: 10'5 x 6'8 (3.18m x 2.03m )

Double glazed window to front, radiator.

### FAMILY BATHROOM:

Obscure double glazed window to rear, chrome heated towel rail, refitted 3 piece white suite comprising bath with mixer tap set in tiled surround, wash hand basin set on vanity unit with storage cupboards and drawers below and close coupled wc, tiled walls, wood effect floor.

## GROUND FLOOR:

### ENTRANCE HALLWAY:

Obscure double glazed entrance door to front, double glazed window to side, radiator, staircase to first floor, built in storage cupboard, wood effect floor, doors to:

### SITTING ROOM: 12'3 x 10' (3.73m x 3.05m )

Double glazed window to front, radiator, wood effect floor.

### CLOAKROOM:

Obscure double glazed window to side, 2 piece white suite comprising close coupled wc and pedestal wash hand basin, part tiled walls, wood effect floor.

### LIVING ROOM: 23' x 11'11 (7.01m x 3.63m )

Dual aspect room with double glazed window to front and double glazed French style doors to conservatory, 2 radiators, electric flame effect fire with display mantle over, leading to:

### CONSERVATORY: 13'7 x 11'10 (4.14m x 3.61m )

Double glazed French style doors to side opening onto garden, double glazed windows to sides and rear, wood effect floor.

### KITCHEN/DINING ROOM: 18'11 x 12'5 > 10'2 (5.77m x 3.78m > 3.10m )

Double glazed French style doors to rear, double glazed window to rear, radiator, extensive range of gloss fronted wall and base mounted storage units and drawers, laminate work surfaces with inset 1 ½ bowl/single drainer white ceramic sink unit, integrated fridge and washing machine, 'Leisure' cooker to remain with matching extractor hood over and glass back, under unit plinth lighting, part tiled walls, tiled floor.

### EXTERIOR:

### REAR GARDEN:

Commencing with a raised decked seating area leading to remainder which is mainly laid to lawn leading to a detached timber outbuilding which is currently used as a games room/bar and is insulated with power and light connected, side access gate leading to:

### FRONTAGE:

Driveway providing off road parking for up to 4 vehicles, side access path and gate leading to rear garden, access to:

### DETACHED DOUBLE GARAGE:

Twin up and over door to front, power and light connected, overhead storage timbers, personal door to side.

### TENURE & COUNCIL TAX BAND:

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

### 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.

### 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.



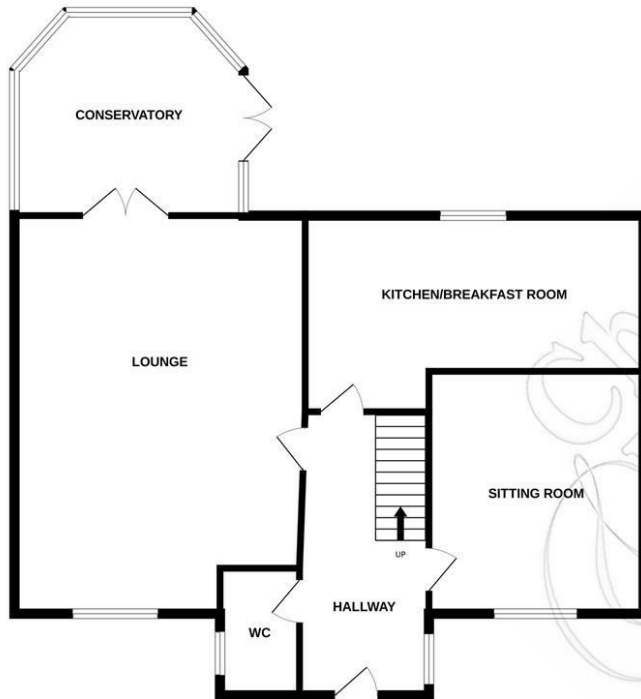




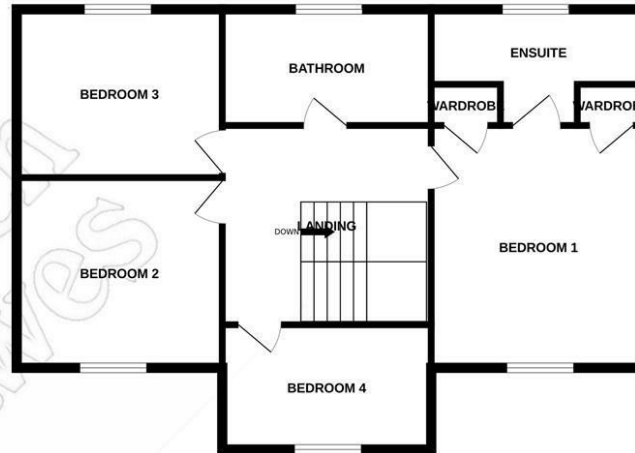




GROUND FLOOR



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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