



Crown Way, Southminster CM0 7AP

welcome to

Crown Way, Southminster

This LARGE FAMILY HOME is well presented throughout, providing OFF STREET PARKING FOR SEVERAL VEHICLES OR CAMPER VAN WITH EASE, located in the popular village of Southminster and within EASY ACCESS TO LOCAL AMENITIES which include SHOPS, SCHOOLS AND TRAIN STATION.



Entrance

Part glazed door to :-

Porch

Entrance door to :-

Entrance Hall

Stairs rising to first floor, radiator, open to :-

Lounge

16' 2" x 12' (4.93m x 3.66m)

Double glazed UPVC window to front, electric fireplace, radiator.

Dining Room

18' 9" x 9' 9" (5.71m x 2.97m)

Radiator, doors to :-

Kitchen

24' 8" x 7' 5" (7.52m x 2.26m)

Double glazed porthole window and door to rear opening to the garden, fitted kitchen comprising sink and drainer set in roll top surfaces with range of eye and base level units plus space for other appliances.

Utility Room

Sink and drainer set in roll top surfaces with eye and base level units, open to :-

Sitting Room

16' 7" x 11' 1" (5.05m x 3.38m)

Double glazed UPVC window to rear overlooking the garden, stairs rising to first floor, radiator, doors to :-

Study/Playroom

9' 4" x 6' 2" (2.84m x 1.88m)

Double glazed UPVC window to side and French doors to rear opening onto the garden.

Bathroom

White suite comprising corner bath, low level WC and vanity basin.

First Floor

Landing

Loft access, doors to :-

Bedroom One

17' 7" x 10' 10" (5.36m x 3.30m)

Double glazed UPVC windows to rear overlooking the garden, radiator, door to :-

Ensuite/Dressing Room

6' 7" x 6' 5" (2.01m x 1.96m)

Fitted wardrobes and white suite comprising shower, low level WC and hand wash basin.

Bedroom Four

11' 1" x 9' 10" (3.38m x 3.00m)

Radiator, door returning to landing.

Bedroom Two

17' 6" x 7' (5.33m x 2.13m)

Double glazed UPVC window to front, radiator, door to :-

En Suite

7' x 6' 4" (2.13m x 1.93m)

Double glazed UPVC window to rear, white suite comprising panel bath, low level WC and wash basin.

Bedroom Three

13' 1" x 9' 10" (3.99m x 3.00m)

Double glazed UPVC window to front, radiator.

Bedroom Five

9' 3" x 7' 7" (2.82m x 2.31m)

Double glazed UPVC window to front, radiator.

Outside

Front

Generous block paved forecourt driveway providing off road parking for numerous vehicles, or enough space to park a small boat or camper van with ease.

Rear Garden

Enclosed by panel fence, laid to lawn with patio seating area and sheds to remain.



view this property online williamhbrown.co.uk/Property/MLN104752



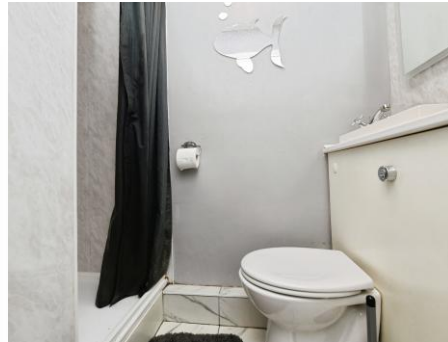
welcome to

Crown Way, Southminster

- Five Bedrooms
- Three Reception Rooms
- Bathroom and Two En Suites
- Village Location with Station Access
- Ample Off Road Parking

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

£425,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/MLN104752



Property Ref:
MLN104752 - 0002

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.

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