



Queenborough Road, Southminster CM0 7AB
£345,000

To view this property call
01621 734300

SJ WARREN
www.sjwarren.co.uk



The accommodation comprises

Are you looking for a property with plenty of parking, a large garden and the potential to extend (stp) Situated in the village of Southminster which offers a rail link to London Liverpool Street Station. Other amenities include array of shops, restaurants, primary school, doctors surgery, community run swimming pool, bowls club, and a park which has tennis courts, Astro Turf surface and recreational pitches for football and other associated sports

This three bedroom semi detached house with bags of potential to further improve or extend (subject to consents) offering a good size lounge, rear lobby with office and cloakroom.

The first floor has three good size bedrooms and bathroom.

Externally the property has an excellent garden in excess of 100 ft PLEASE NOTE there is without doubt plenty of scope to extend subject to consents required and for anyone requiring to work from home there is a workshop and plenty of space to make this larger or have an office/cabin in the garden. Again it is worth noting the property has a very large drive extending down the side for multiple vehicles and space for a boat or caravan.

Entrance hall

Entrance hall with laminate flooring flowing into kitchen and stairs to first floor landing.

Lounge

16'4 x 11'8

A generous size room, double glazed window to front and French double glazed doors to the rear. Recess for fireplace with shelving to either side, tv point. Wall mounted Hive control for the heating, two radiators.

Kitchen

16'3 x 11'6

The kitchen has a modern range of eye level units with under lighting and back tiling, matching base units with integral dish washer, plumbing for washing machine and drawers with wood effect work surfaces over. Two three quarter length larder matching cupboards, inset gas hob with extractor, built in oven and microwave, inset sink and space for a fridge/freezer. Down lighting, oversize vertical column radiator and a double glazed window and door to the rear.

Rear lobby

Double glazed windows to the side and double glazed door to the rear, wood effect laminate flooring.

Office

24' x 12

Office/study, laminate flooring with double glazed window to side and radiator

Cloakroom

Double glazed window to side, partial wood panelled walls, WC with built in cistern.

Landing

Loft access and a double glazed window to the rear

Bedroom one

16'4 x 8'4

A great size double room, dual aspect double glazed windows, two radiators and a built in cupboard with combi boiler for hot water and heating and shelving(not tested)

Bedroom two

9' x 8'9

Another good sized double room with a double glazed window to the front and radiator

Bedroom three

8'9 x 7

Double glazed window to the front and radiator

Bathroom

Family bathroom featuring a panelled shower bath with above electric shower, double vanity unit incorporating hand wash basin, built in w/c cistern, white heated towel rail, frosted double glazed window to the front and tiled flooring.

Rear Garden

100

This property has well established 100ft garden with mature planting, flower borders and blocked paved seating area, an excellent space for outdoor entertaining and relaxing. Conifer hedging to the left flank, green house situated at rear of garden with raised planters and borders.

Workshop/driveway

This garden benefits from a substantial

garage/workshop with double glazed windows and door to the side, power and light double doors to the front and external double power sockets.

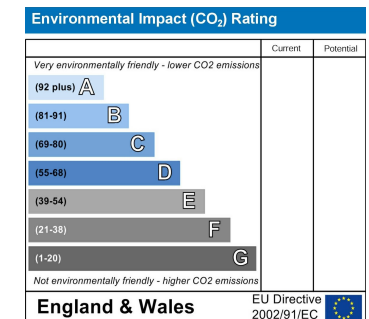
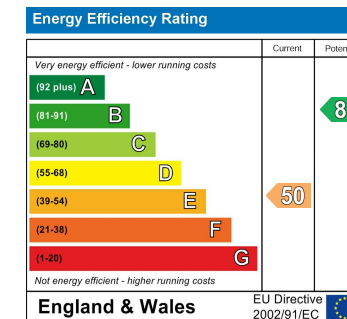
Driveway and frontage

The property has a large frontage with parking for multiple vehicles, leading to double gates and an extension of the drive to the garage. The remaining frontage is laid to lawn but could potentially offer space for even more parking.



Consumer Protection from Unfair Trading Regulations 2008.

S J Warren has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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