Cherry Orchard, Southminster , Essex CM0 7HE

Guide price £335,000

Church & Hawes
Est.1977
Estate Agents, Valuers, Letting & Management Agents

www.churchandhawes.com
156 Station Road, Burnham on Crouch, Essex, CM0 8HJ
Tel: 01621 782652
burnham@churchandhawes.com

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GUIDE PRICE £335,000 - £340,000 **NO ONWARD CHAIN** Set in a prime and convenient position within walking distance of Southminster's High Street and railway station —with direct links into London Liverpool Street—this improved and beautifully presented detached family home offers deceptively spacious accommodation throughout.
The ground floor welcomes you with an inviting entrance hall leading to a cloakroom, a bright and comfortable living room, and a generous kitchen/diner—ideal for both everyday family life and entertaining. Upstairs, a spacious landing provides access to three well-proportioned bedrooms and a modern shower room.
Outside, the property boasts an attractive and generously sized rear garden, perfect for relaxing or hosting guests. To the front, there is ample driveway parking for several vehicles along with access to a garage.
With strong interest anticipated, early viewing is highly recommended. Energy Rating D.

FIRST FLOOR:

LANDING:
Double glazed window to front, access to loft space, airing cupboard housing hot water cylinder, staircase to ground floor, doors to:

BEDROOM 1: 13'8 x 8'7 (4.17m x 2.62m)
Double glazed window to rear, radiator.

BEDROOM 2: 12'2 x 8'4 (3.71m x 2.54m)
Double glazed window to front, radiator.

BEDROOM 3: 10'2 x 9'6 (3.10m x 2.90m)
Double glazed window to rear, radiator.

SHOWER ROOM: 6'6 x 6'5 (1.98m x 1.96m)
Obscure double glazed window to front, chrome heated towel rail, 3 piece white suite comprising fully tiled curved shower cubicle, close coupled wc and wash hand basin set on vanity unit with storage cupboard below, tiled walls, wood effect floor.

GROUND FLOOR:

ENTRANCE HALL:
Obscure double glazed entrance door to front, radiator, built in under stairs storage cupboard, staircase to first floor, wood floor, doors to:

CLOAKROOM:
Obscure double glazed window to side, radiator, 2 piece suite comprising close coupled wc and pedestal wash hand basin with tiled splashback, wood effect floor.

LIVING ROOM: 13'8 x 10'8 (4.17m x 3.25m)
Double glazed window to rear, radiator, wood effect floor, door to:

KITCHEN/DINER: 16'10 x 9'2 (5.13m x 2.79m)
Double glazed entrance door and windows to rear, double glazed window to front, radiator, range of matching wall and base mounted storage units and drawers, roll edged work surfaces with inset single sink/single drainer unit, cooker and fridge/freezer to remain, space and plumbing for washing machine, part tiled walls, underfloor heating.

EXTERIOR - REAR GARDEN:
Commencing with a paved patio seating area leading to remainder which is mainly laid to lawn with flower beds and borders, personal door into side of:

GARAGE:
Up and over door to front, power and light connected.

FRONTAGE:
Lawned frontage with planted beds, path to front door and driveway to garage providing off road parking.

TENURE & COUNCIL TAX:
The property is being sold freehold and is council tax band D.

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.

Some photographs may have been digitally enhanced using AI for illustrative purposes. These images are intended to help prospective purchasers visualise the property and should not be relied upon as an exact representation of its current appearance or condition. No structural alterations are intended to be depicted. Purchasers should satisfy themselves as to the property's condition and features during their viewing.

MONEY LAUNDERING REGULATIONS (AML) and FINANCIAL SANCTION REGULATIONS:

In accordance with UK Anti-Money Laundering regulations, Church & Hawes are legally required to verify the identity of all purchasers before a property transaction can proceed. Church & Hawes use an online digital identification verification and compliance platform to carry out these important checks on our/your behalf.

A verification fee payable in advance of £40 per person (including VAT) will apply.

These checks must be completed and successfully verified before we are able to progress with the purchase.

Buyers will also be required to complete an Anti Money Laundering Source/Proof of Funds & Buyer Story Questionnaire

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 a 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.

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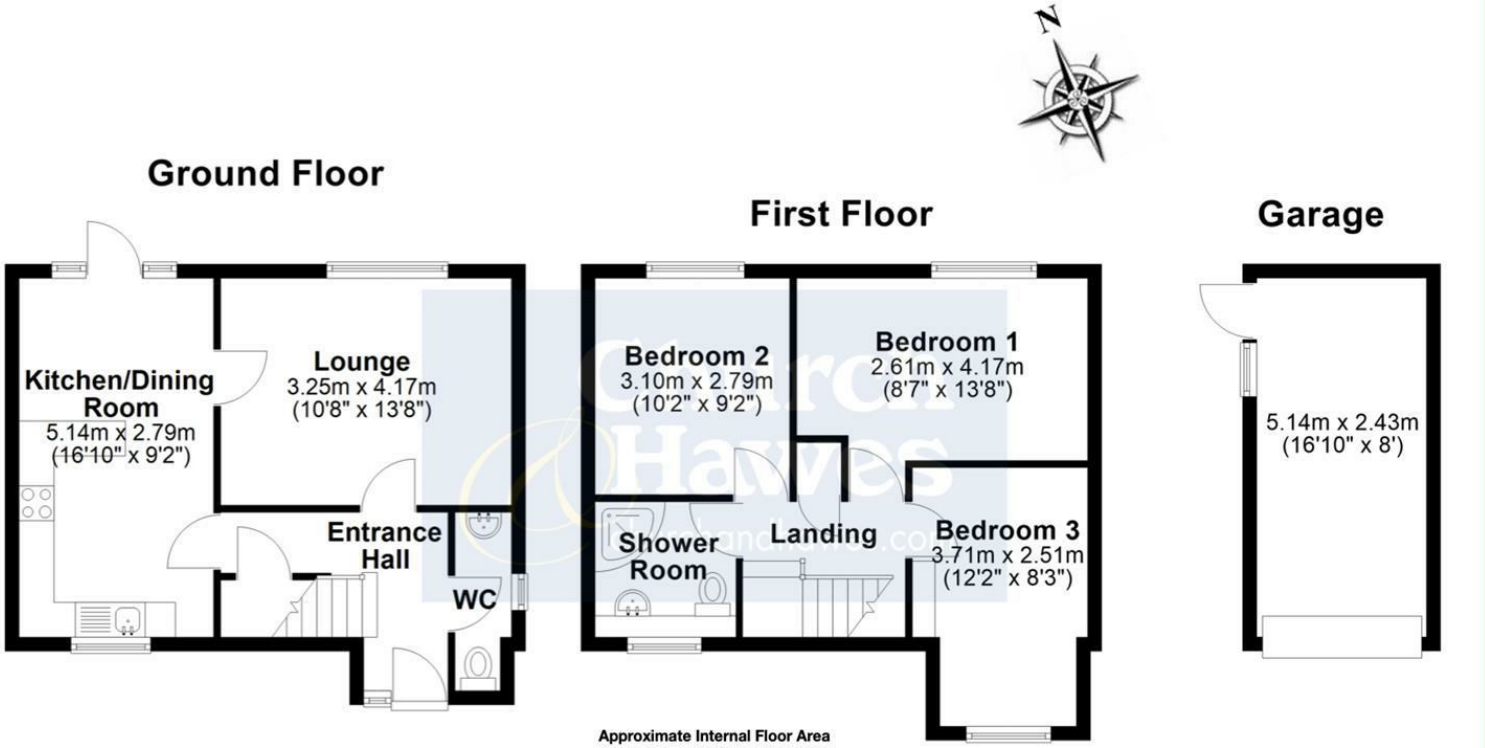

Approximate Internal Floor Area
Main House 77 SQ M 824 SQ FT
Garage 12 SQ M 135 SQ FT
Total 89 SQ M 959 SQ FT

This floor plan is for guidance to layout only and is NOT TO SCALE.
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.
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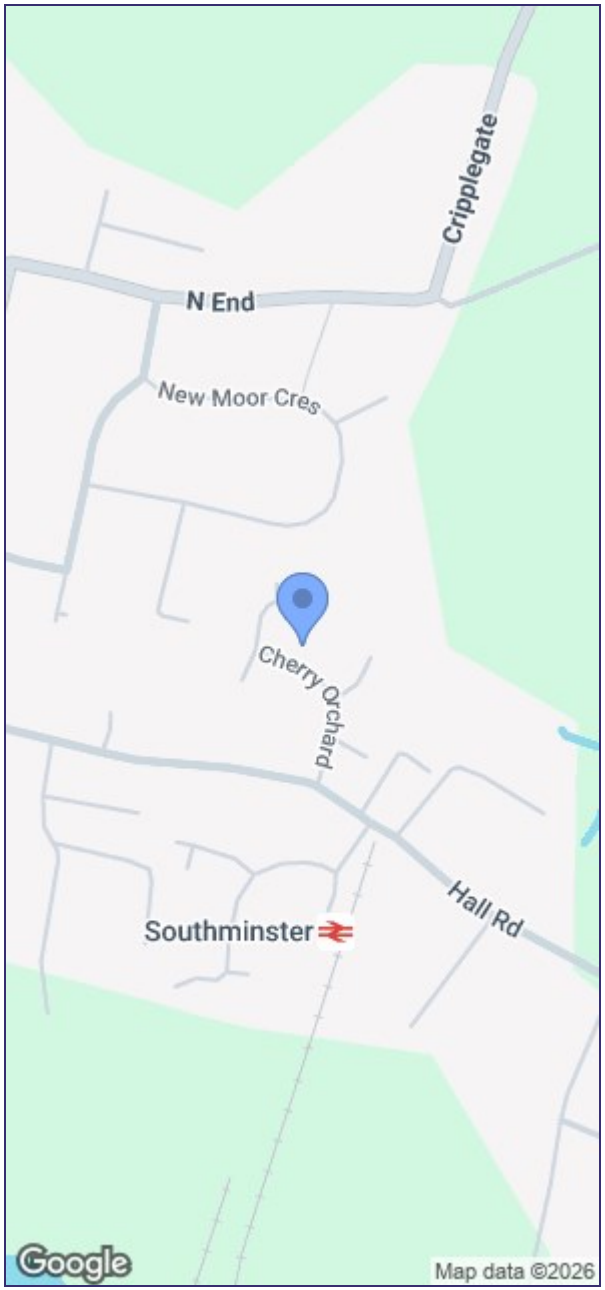

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