



**Church
Hawes**
churchandhawes.com

Burnham Road, Southminster , CM0 7EP
Price £345,000

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

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Well-Presented Three-Bedroom Semi-Detached Home in a Convenient Location

Ideally situated within easy reach of the train station, providing links to London Liverpool Street, this three-bedroom semi-detached home is perfectly positioned for convenient everyday living. A range of local amenities, including shops, restaurants, a doctors' surgery and a school, are all within a short stroll.

The property offers well-proportioned accommodation throughout, comprising a generous lounge, an excellent-sized refitted kitchen/dining room and a study/playroom to the rear, providing additional living space and a pleasant outlook over the garden with bi-folding doors.

To the first floor, there are three good-sized bedrooms and a refitted family bathroom.

Externally, the property benefits from a manageable rear garden, ideal for relaxing or entertaining, while to the front there is a large shingled driveway providing extensive off-road parking.

A particular feature is the good-sized side access, which may offer potential for future extension, subject to the necessary planning permission and consents.

Offering spacious accommodation, convenient transport links and exciting potential to add further value, this property would make an ideal home for first-time buyers, growing families or those looking to create their forever home. Energy Rating TBC.



ACCOMMODATION COMPRISES:

FIRST FLOOR:

LANDING:

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

BEDROOM 1: 13'4 x 9'8 (4.06m x 2.95m)

BEDROOM 2: 11'2 x 8'9 (3.40m x 2.67m)

BEDROOM 3: 7'9 x 6'9 (2.36m x 2.06m)

FAMILY BATHROOM:

Refitted 3 piece white suite comprising bath with shower over, wash hand basin and WC.

GROUND FLOOR:

ENTRANCE HALLWAY:

Staircase to first floor, door to:

LIVING ROOM: 15'5 x 10' (4.70m x 3.05m)

Fireplace with inset log burner, open plan to:

KITCHEN/DINER: 16'1 x 8'9 (4.90m x 2.67m)

Refitted kitchen with integrated appliances and matching breakfast bar, walk-in storage cupboard, door at rear to:

STUDY/PLAYROOM: 16'1 x 7'2 (4.90m x 2.18m)

Bi-fold doors to side opening onto rear garden.

EXTERIOR:

Part paved seating area to side with side access leading to front, remainder is laid to lawn.

FRONTAGE:

Shingled frontage providing extensive off road parking and side access to rear garden.

TENURE & COUNCIL TAX BAND:

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

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.

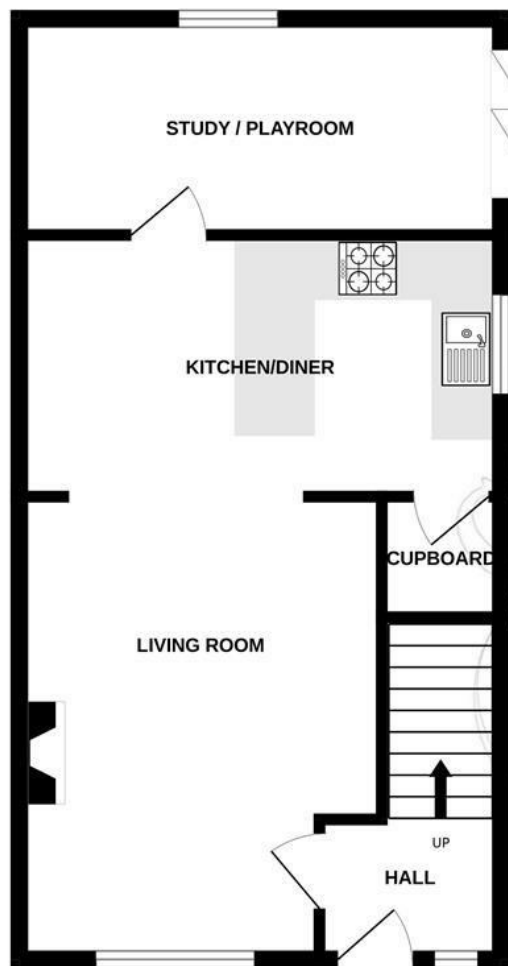
SOUTHMINSTER:

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.

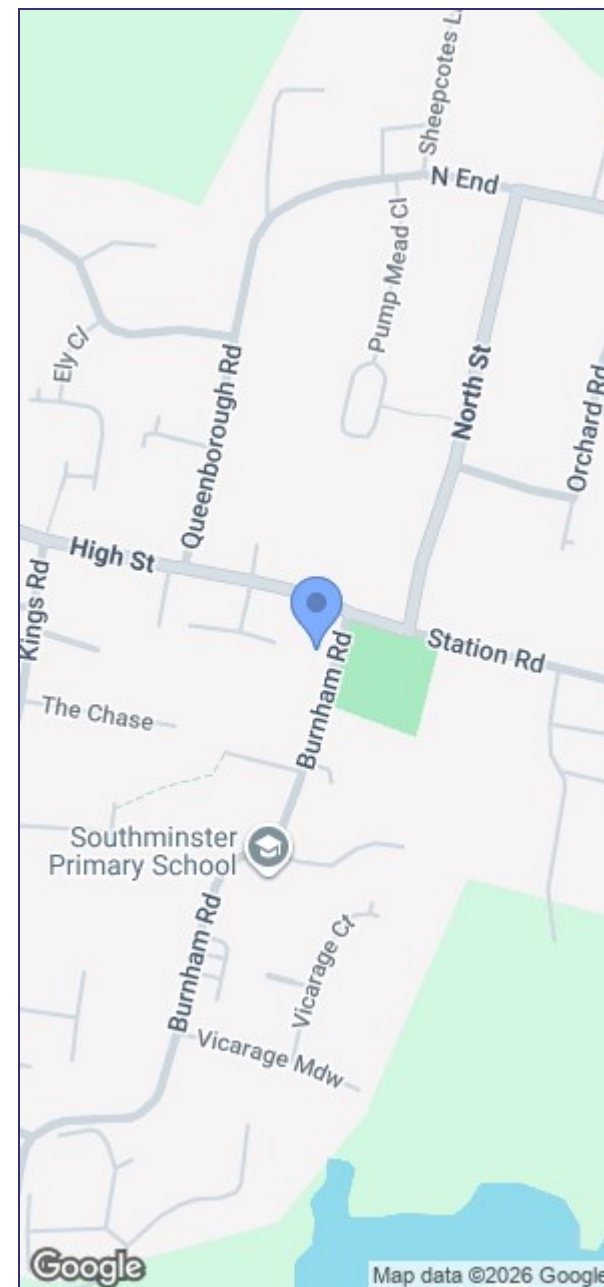
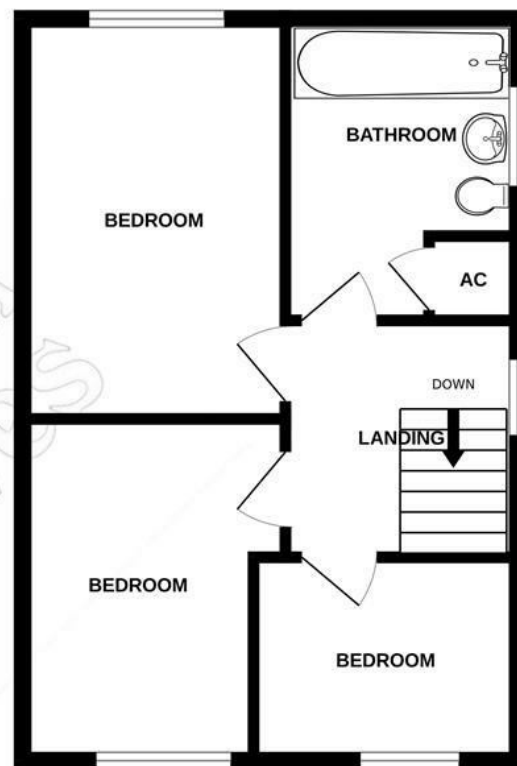




GROUND FLOOR



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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