



Elm Reach, Southminster , CM0 7FU  
Price £315,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Set at the end of a peaceful no-through road within the highly sought-after Barley Meadows development on the edge of Southminster, yet still within walking distance of the High Street, doctors surgery, school and railway station is this beautifully maintained semi-detached home offering the perfect opportunity for first-time buyers.

Built in 2015, the property features immaculately presented living accommodation throughout. Upon entering, you're welcomed by an inviting entrance hall that leads to a convenient cloakroom/WC, a well-appointed kitchen and a spacious open-plan living/dining room spanning the rear of the home—ideal for modern living and entertaining.

Upstairs, the first-floor landing gives access to two generously sized double bedrooms, one benefiting from built-in wardrobes, as well as a stylish family bathroom.

Outside, the home boasts a well-kept rear garden perfect for relaxing or entertaining. The front of the property provides off-road parking for two vehicles along with useful side access.

With interest expected to be high, early viewing is highly recommended to avoid disappointment. Energy Rating C.



**FIRST FLOOR:****LANDING:**

Access to loft space, staircase down to ground floor, doors to:

**BEDROOM 1: 13'6 x 9'2 (4.11m x 2.79m )**

Two double glazed windows to rear, radiator.

**BEDROOM 2: 10'8 x 8'7 (3.25m x 2.62m )**

Two double glazed windows to front, radiator, 2 built in storage cupboards/wardrobes.

**FAMILY BATHROOM:**

Heated towel rail, 3 piece white suite comprising panelled bath with shower over and glass screen, pedestal wash hand basin and close coupled wc, wall mounted cabinet, part tiled walls, tiled floor, extractor fan.

**GROUND FLOOR:****ENTRANCE HALLWAY:**

Composite entrance door to front, radiator, staircase to first floor, doors to:

**CLOAKROOM:**

Obscure double glazed window to side, radiator, 2 piece white suite comprising close coupled wc and corner pedestal wash hand basin with tiled splashback, tiled floor, extractor fan.

**KITCHEN: 9'9 x 6'8 (2.97m x 2.03m)**

Double glazed window too front, extensive range of white gloss fronted wall and base mounted storage units and drawers, roll edged work surfaces with inset single bowl/single drainer sink unit, built in 4-ring gas hob with extractor hood over and oven below, integrated fridge/freezer and dishwasher, space and plumbing for washing machine, wall mounted boiler concealed in matching cupboard.

**LIVING/DINING ROOM: 14'1 x 13'8 (4.29m x 4.17m )**

Double glazed French style doors with matching side light windows, 2 radiators, built in storage cupboard.

**EXTERIOR:****REAR GARDEN:**

Commencing with a paved patio seating area leading up one side of the garden with the remainder being laid to lawn, exterior cold water tap, side access gate leading to:

**FRONTAGE:**

Driveway providing off road parking for 2 vehicles (side by side), side access path and gate leading 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.

**MONEY LAUNDERING REGULATIONS & REFERRALS:**

**MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale

**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 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.

**VILLAGE OF SOUTHMINSTER:**

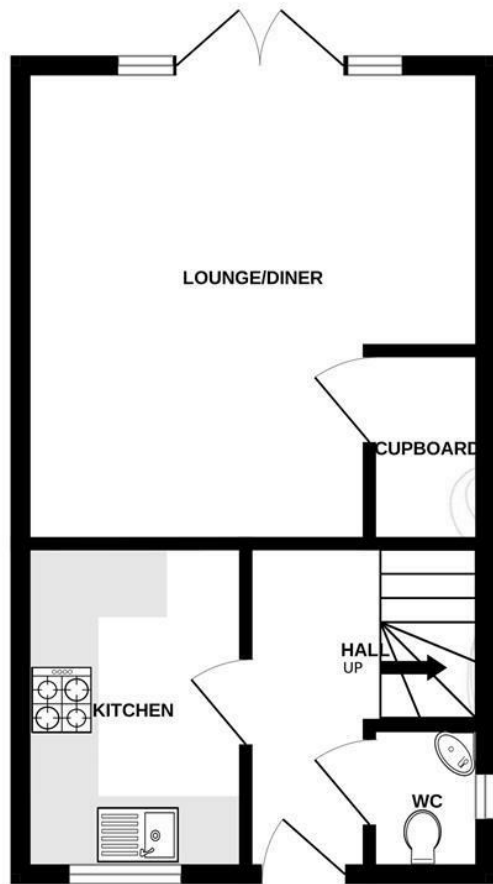
Southminster is a thriving village benefiting from its rail

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.

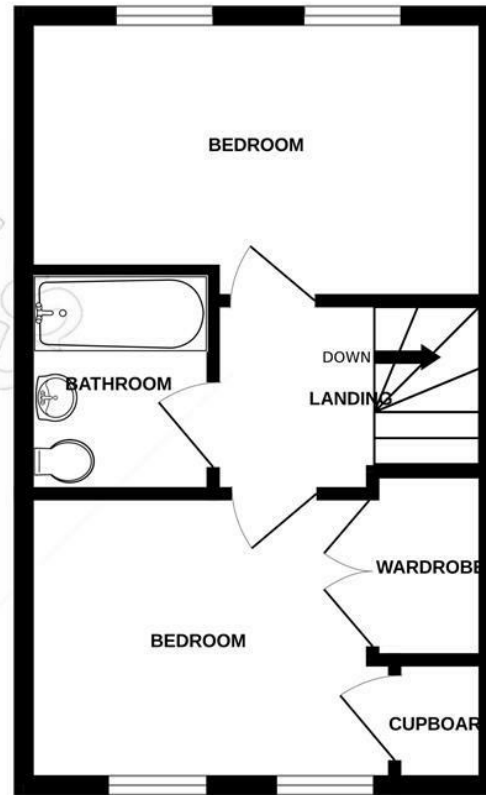




GROUND FLOOR



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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