



Elsden Chase, Southminster CM0 7ET
£385,000

To view this property call
01621 734300

SJ WARREN
www.sjwarren.co.uk

The accommodation comprises

Located in the village of Southminster which offers a good selection of shops, restaurants, doctors surgery, primary school and a rail link to London Liverpool Street Station.

This substantial four bedroom semi detached house offer a wealth of accommodation and sits on a large corner plot position.

The property has been previously extended but has the scope to further extend, subject to planning consents required

The first floor offers a good size entrance porch and hallway, cloakroom/w/c, kitchen/breakfast room, side lobby/utility space, spacious dining room and lounge. The second floor has four good size double bedrooms with the main bedroom having an en-suite and family bathroom.

Externally if you enjoy the summer sun, entertaining and your garden, then this excellent size West facing garden will be the one for you.

To the front the property offers its own drive to an integral garage.

Entrance and porch

A good size entrance porch with door and side screen window, wood effect laminate flooring.

Hallway

15 pain glazed door to the hallway which has a continuation of the wood effect laminate flooring, stair to the first floor and an internal door to the garage .

Cloakroom/w/c

Wood effect laminate floor again continuing from the hallway, close coupled w/c, hand wash basin and inset shelving/storage space.

Kitchen/breakfast room

12 x 7'9

This room has a range of high white eye level units incorporating a plate rack with matching splash backs to the work surfaces. Matching base units and drawers with work surfaces over and a small matching breakfast bar. Inset one and a half sink, space for an electric oven with above extractor, plumbing for a dish washer, tiled flooring, radiator and a double glazed window to the side.

Side lobby/utility space

This has a continuation of the tiled flooring from the kitchen and doubles very well as a side lobby and space for a fridge/freezer or similar. Double glazed door and window to the side.

Dining room

11'5 x 9'9

This a lovely size room ideal for family gatherings and entertaining, double glazed windows to the rear plus side, radiator and door to the lounge.

Lounge

19'7 x 12'3

Once again this is a spacious room, nice bright and airy backing the properties West facing garden. Feature fireplace with wooden surround and electric fire (we understand the original chimney/fireplace is to the rear of this). Television point, radiator and doors to the hallway and dining room.

Landing

Loft access.

Bedroom one en suite

11'9 x 10'96

All the bedrooms are good size double rooms and this has plenty of space for fitted or free standing wardrobes. Double glazed window to the rear, radiator and door to the en -suite.

En -suite Walk in shower cubicle, close coupled w/c, hand wash basin with vanity cupboard below, double glazed window to the front and shaver point.

Bedroom

12'1 x 8'1

This double room has a double glazed window to the rear and radiator and again space for bedroom furniture.

Bedroom

11'9 x 8'5

Double glazed window to the radiator and space for bedroom furniture.

Bedroom

11'25 x 8'76

Double glazed window to the radiator and space for bedroom furniture.

Bathroom

Tiled walls., panelled bath, panelled bath, pedestal hand wash basin, walk in shower cubicle, radiator and a double glazed window to the front.

Drive to garage

To the front the property has its own drive to an integral garage with an up and over door, power and light.

Rear garden West facing

69 ft x 38 ft ext to 59 ft

The property has a private rear garden and if you enjoy entertaining, gardening or just been out in the summer sun, then this West facing garden will be the one for you.

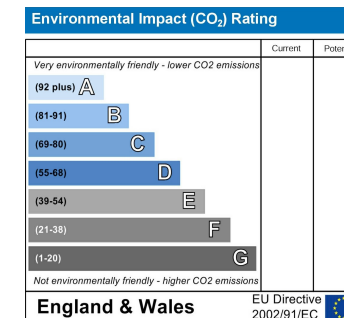
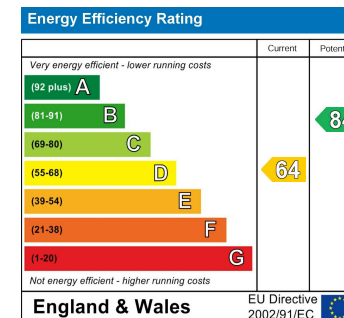
Commencing with a large patio/entertaining area that wraps around the property ,extending to a good size side access, which has a gate to the front, water tap and storage space.

The main part of the garden is neatly laid to lawn with established borders and planting and a summer house with a patio/ veranda to the front and close board fenced boundaries.



Consumer Protection from Unfair Trading Regulations 2008.

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