



Crown Way, Southminster CM0 7AP  
£365,000

To view this property call  
01621 734300

**SJ WARREN**  
[www.sjwarren.co.uk](http://www.sjwarren.co.uk)



## The accommodation comprises

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Situated in the village of Southminster which offers an array of shops, some restaurants, doctors surgery, primary school and a rail link to London Liverpool Street Station.

This very nicely presented three bedroom semi detached house offers on the ground floor an excellent size modern fitted kitchen/dining room and a good size lounge.

The first floor has three generous bedrooms and a high specification fitted bathroom with Jacuzzi shower/bath.

Externally if you enjoy the sun and entertaining a 69 ft South facing garden with garden bar and bbq area.

The property offers its own drive for multiple vehicles to a detached garage and the frontage is also laid to drive for an additional two or more vehicles.

### **Storm porch**

Storm porch to the entrance door.

### **Entrance hallway.**

Double glazed door and side screen window to the hallway, wood effect laminate flooring, radiator, stair to the first floor with storage recess below.

### **Kitchen/dining room**

16'2 x 9'7

This is a lovely size room and certainly the hub of the home, fitted with modern sage green eye units with back tiling, matching base units and drawers with wood effect work surfaces over. Stainless steel sink, integral dish washer and washing machine, larder/cupboard, vertical column style radiator and a double glazed window to the rear.

Large island dining bar with fitted cupboards and drawers below, wood effect tops and inset induction hob, plenty of space here to dine or entertain. To the far wall there are further three quarter length matching kitchen units offering bags of storage space and incorporating an integral fridge/freezer. Double glazed French doors to the rear South facing garden and down lighting.

### **Lounge**

13'1 x 12'2

The lounge as with the home throughout is very nicely presented with a wall mounted Eco Friendly pebble flame Ethanol fire. Double glazed window to the front, radiator and television point.

### **Landing**

Loft access.

### **Bedroom one**

13'2 x 10'1

All the bedrooms are good sizes, bright and airy and this has plenty of space for your freestanding or fitted bedroom furniture, radiator and a double glazed window to the front.

### **Bedroom two**

10'1 x 10'2

Another double room with a double glazed window to the rear, double built in wardrobe and radiator.

### **Bedroom three**

9'7 max x 7'7

Double glazed window to the front and radiator.

### **Bathroom**

The bathroom has been fitted to a high standard with a Jacuzzi style bath with rain/ hand held showers and screen, w/c with built in cistern and a hand wash basin. Porcelain tiled flooring and tiled walls, chrome heated towel rail, expel air and a double glazed window to the rear.

### **South facing rear garden**

69 ft

If you enjoy the summer sun, entertaining and your outside space, then this garden will certainly be for you. Commencing with a shingle seating area, pergola and water tap and center shingle path with lawn to either side, surrounding well established stocked borders. The remaining garden is split level laid to lawn with a raised decked sun terrace and a garden bar, in addition there is also a paved bbq area. Courtesy door to garage and side gate to the drive and front.

### **Drive and garage**

The property has a drive to the side for multiple vehicles leading to the garage with an up and over door.

### **Frontage/parking.**

The frontage is a good size and has been laid out to further drive/parking for an additional two or more vehicles.



#### 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



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