



Hillside Road, Southminster CM0 7AL  
£345,000

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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Located in the village of Southminster that offers a good selection of shops, restaurants, a primary school, doctors surgery, recreational fields and a train station linked to London Liverpool Street Station.

This very nicely presented and extremely deceptive from first appearance three bedroom family home, offers a wealth of accommodation. The ground floor has an entrance hallway with a cloakroom/w/c and internal door to the garage, modern fitted kitchen open plan to a dining room and sitting room and a good size lounge. The first floor offers three double bedrooms and a family bathroom. Externally if you enjoy the sun, a nicely secluded South facing garden and to the front a driveway for multiple vehicles to an integral garage with electric roller door. (POTENTIAL to convert to a bedroom or further reception room subject to consents required)

### Entrance hallway.

Double glazed entrance door with stained glass motif to the hallway. Wood Tiled flooring, radiator with decorative cover, down lighting and internal door to the garage.

### Cloakroom/w/c.

Tiled flooring, close coupled w/c, hand wash basin and a cloaks area for coats etc. Down lighting, expel air, wall mounted electric panel heater and a double glazed window to the front.

### Kitchen, dining room and sitting room.

32 ft x 7'6 ext to 9'10 max

The kitchen is open plan to the dining room and sitting room and this modern style living works particularly well. The kitchen is fitted with a modern range of grey high gloss eye level units with brick slip back tiling, matching base units and drawers with quality composite work surfaces over and an integral dish washer. Inset gas five ring hob with above extractor and glass splash back, built in stainless steel Bosch fan oven, inset one and a half sink, space for American style fridge/freezer, down lighting and a double glazed window to the front.

Wood effect laminate flooring runs through these three rooms and Dining Room offers plenty of space for a family table and chairs. One wall again is brick slip

tiled and there is a column style radiator and television point.

Sitting Room with double glazed patio doors to the conservatory and open plan to the lounge.

### Lounge

12'7 x ext to 18'1 x 13'5

The lounge has wood effect laminate flooring and a brick fireplace and surround for an open fire or wood burner subject to regs. Double glazed window to the rear, television point, arch to recess and understairs storage space, stairs to the first floor landing.

### Conservatory

11'8 x 11'8

Double glazed with wood effect laminate flooring, radiator, television point and ceiling fan.

### Landing

Loft access, linen cupboard housing wall mounted boiler for hot water and heating (not tested)

### Bedroom one

11'8 x 11'4

All the bedrooms are good sizes and this room has triple mirrored wardrobes to one wall. Double glazed window to the front with partial field views, television point, wood effect laminate flooring and radiator.

### Bedroom two

13'6 x 9'9

Wood effect laminate flooring, radiator with decorative cover and double glazed window to the rear.

### Bedroom three

9'8 x 9'2

Double glazed window to the rear, radiator with decorative cover and wood effect laminate flooring.

### Bathroom

Tiled walls and flooring, over size walk in shower cubicle, close coupled w/c, pedestal hand wash basin. Down lighting, white heated towel rail and a double glazed window to the front.

### Rear garden south facing.

If you enjoy the sun then this south facing suntrap of a garden, will definitely be for you. Commencing with split level patio/entertaining areas, decked area and a space for hot tub (CAN BE negotiated separately)

some planting, power sockets and close board fenced boundaries. Gate to the rear to a pathway.

### Own drive and garage.

The property has its own drive to the front for multiple vehicles to an integral garage, with electric roller door power and light. PLEASE NOTE subject to consents required this potentially could be converted to a fourth ground floor bedroom/reception room.



**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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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