

# Paul Mason Associates



Kings Road, Southminster, CM0 7EJ

Offers in excess of £475,000

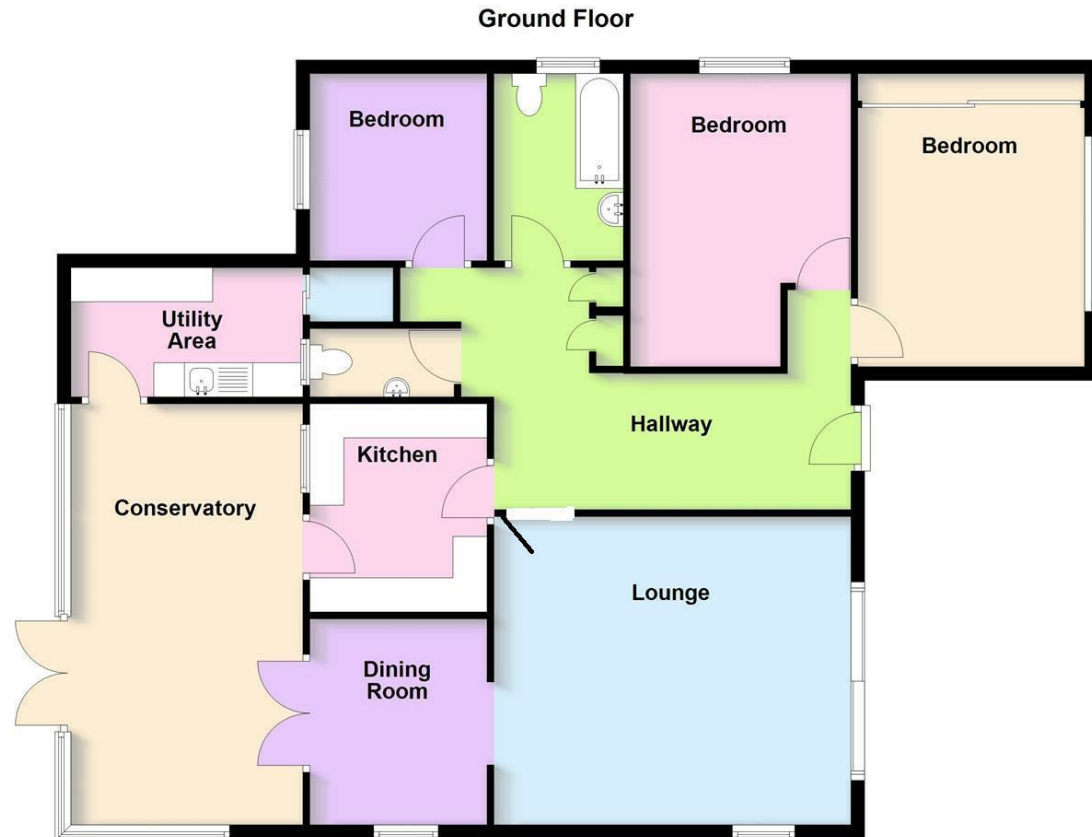
- Spacious Detached Bungalow
- Three Bedrooms
- Generous Frontage With Driveway Parking
- Utility Room
- Two Reception Rooms
- Beautifully Maintained Gardens
- Bathroom and Separate Cloakroom
- Detached Garage
- Conservatory
- EPC - D

This well presented three bedroom detached bungalow boasts spacious accommodation throughout and benefits from a generous well-maintained frontage setting. The property is back from the road and provides off-road parking for numerous vehicles with access to the detached single garage, the remainder is laid to lawn incorporating a pond and decorative flowers and shrubs.

The accommodation commences a generous hallway with access to the three bedrooms, three piece bathroom suite, separate cloakroom, kitchen, conservatory, utility room, lounge and a separate dining room, To the rear of the property is a well maintained rear garden which is mostly laid to lawn with a paved seating area and various trees and shrubs and a timber shed.

The property is located in Southminster, a semi-rural village in the Dengie Peninsula area, popular with commuters due to its train station with links to London. The village also benefits from scenic walks, a primary school, tennis and football club, swimming pool, various shops, restaurants and public houses, something for everyone and ideal for families. The local towns are Burnham-On-Crouch which is within 3 miles, Maldon and South Woodham Ferrers both within 12 miles. The village has many character properties, cottages and Victorian residence. Historically the village was known for its annual horse market, and in the centre, St Leonards Church at the heart of the village dates back to the 15th century.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>			
	<b>82</b>	<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	



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Plan produced using PlanUp.

## GROUND FLOOR

### ACCOMMODATION

#### Entrance Hall

5.5m x 3.7m (18'0" x 12'1")

#### Lounge

4.8m x 4.7m (15'8" x 15'5")

#### Dining Room

3.0m x 2.9m (9'10" x 9'6")

#### Kitchen

3.3m x 2.9m (10'9" x 9'6")

#### Conservatory

6.3m x 3.6m (20'8" x 11'9" )

#### Utility Room

3.2m x 2.3m (10'5" x 7'6" )

#### Bedroom One

3.7m x 3.3m (12'1" x 10'9")

#### Bedroom Two

3.7m x 3.0m (12'1" x 9'10")

#### Bedroom Three

2.8m x 2.8m (9'2" x 9'2")

#### Bathroom

2.7m x 2.0m (8'10" x 6'6")

#### Cloakroom

2.1m x 1.1m (6'10" x 3'7")

### EXTERIOR

#### Garage

#### Rear Garden

#### Frontage

### Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas Central Heating

Local Authority - Maldon District Council

### Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

### Important Notices

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.

Should you be successful in having an offer accepted on a property through ourselves, then there is an administration charge of £25 inc. VAT per

person (non-refundable) to complete our Anti Money Laundering Identity checks.



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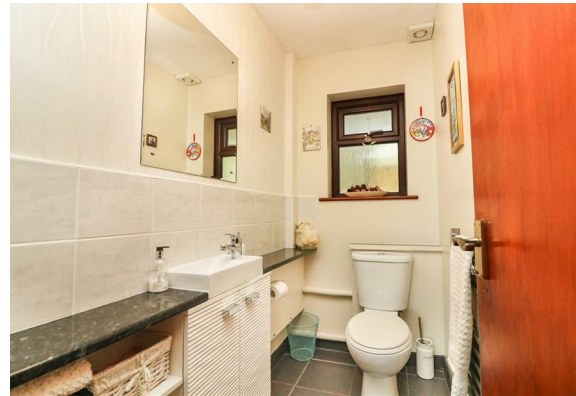
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