



**Church
Hawes**
churchandhawes.com

West House Estate, Southminster , Essex CM0 7EX
Price £425,000

Church & Hawes
Est. 1977
Estate Agents, Valuers, Letting & Management Agents

Recently renovated to an exceptional standard by the current owners, this impressive semi-detached chalet-style home occupies a sought-after corner plot within a quiet no-through turning, overlooking a peaceful green and just a short walk from 's shops, doctors' surgery, post office and railway station, with direct services into London.

The light-filled ground floor features an inviting entrance hall, a superb bay-fronted living/dining room, and a stylish refitted kitchen/breakfast room complete with Quartz work surfaces and integrated appliances. A standout feature is the ground floor master suite, offering a double bedroom, dressing room (potential bedroom) with 'Shaker' style wardrobes and a contemporary en-suite shower room.

Upstairs, a spacious landing leads to two further double bedrooms and a beautifully refitted family bathroom. Externally, the property enjoys a well-designed rear garden with multiple seating and entertaining areas, along with allocated off-road parking adjacent to the green. Additional improvements include replacement double glazed windows with shutters, solid oak internal doors, full electrical rewire and an energy-efficient air source heat pump heating system. Energy Rating TBC.



FIRST FLOOR:

LANDING:

Staircase down to ground floor, eaves storage cupboard, inset down lights, doors to:-

BEDROOM: 15' x 11'5 (4.57m x 3.48m)

Double glazed window to rear to fitted white shutters, radiator.

BEDROOM: 15' x 8'11 (4.57m x 2.72m)

Double glazed window to rear with fitted white shutters, radiator.

FAMILY BATHROOM:

Obscure double glazed window to rear, stunning refitted 3 piece white suite comprising freestanding bath with mixer tap and shower attachment, wash hand basin set on vanity unit with storage cupboard below and WC with concealed cistern. tiled walls and floor, inset down lights, extractor fan.

GROUND FLOOR:

ENTRANCE HALL:

Composite entrance door to front, radiator, staircase to first floor with built in under stairs storage cupboard below, inset down lights, wood effect flooring, doors to:-

BEDROOM: 17'10 max x 14'7 (5.44m max x 4.45m)

Double glazed window to rear with fitted white shutters, radiator, inset down lights, leading to:-

EN-SUITE:

Heated towel rail, stunning refitted three piece suite comprising shower area with floor drain and dual function shower over, WC with concealed cistern and wash hand basin set on vanity unit with storage below, tiled walls and floor, extractor fan.

DRESSING ROOM/POTENTIAL BEDROOM: 10'10 x 6'7 (3.30m x 2.01m)

Double glazed window to front with fitted white shutters, radiator, fitted with a range of full height panelled door wardrobes, inset down lights.

LIVING ROOM: 16'10 x 10'9 (5.13m x 3.28m)

Double glazed bay window to front with fitted white shutters, radiator, wood effect flooring, inset down lights, leading to:-

KITCHEN/DINER: 17'10 x 9'10 (5.44m x 3.00m)

Double glazed windows to side and rear, one of which is fitted with white shutters, double glazed French style doors to side opening on to rear garden, vertical radiator, stunning refitted kitchen comprising an extensive range of matching wall and base mounted storage units and drawers, Quartz work surfaces with inset 1 1/2 bowl sink unit, built in 4 ring electric hob with extractor over, built in eye level double oven, integrated fridge, freezer, washing machine and dishwasher, matching island unit with further storage units below, continuation of wood effect flooring.

EXTERIOR:

REAR GARDEN:

Stunning landscaped rear garden which wraps around both the side and rear of the property, commencing with a paved patio seating area leading to remainder which is mainly laid to lawn with further seating/entertaining area to one corner, air source heat pump so side of house, side access gate leading to:-

FRONTAGE:

Small low maintenance frontage with side access into rear garden fronting an attractive green, elading to:-

PARKING:

There is allocated parking for two vehicles adjacent to the green area.

TENURE & COUNCIL TAX:

The property is being sold freehold and is council tax band B.

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.

AGENTS NOTES:

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.



**Church
Hawes**
churchandhawes.com



**Church
Hawes**
churchandhawes.com



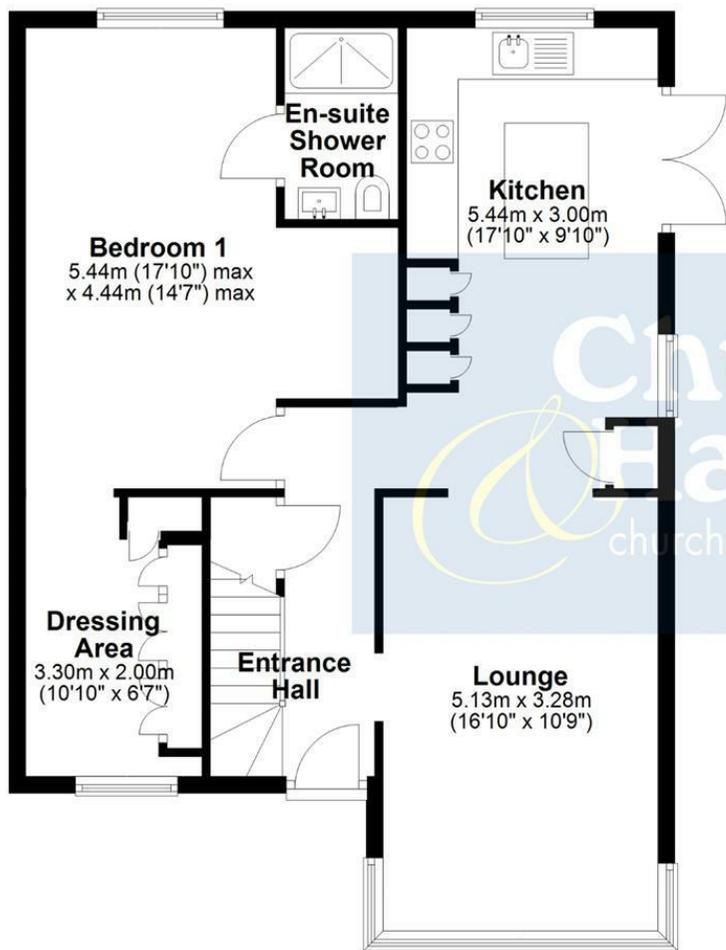
**Church
Hawes**
churchandhawes.com



**Church
Hawes**
churchandhawes.com



Ground Floor



APPROX INTERNAL FLOOR AREA
TOTAL 107 SQ M 1151 SQ FT

This plan is for layout guidance only and is
NOT TO SCALE
Whilst every care is taken in the preparation
of this plan, please check all dimensions,
shapes & compass bearings before making
any decisions reliant upon them.
Copyright Church & Hawes

First Floor



efficient
property
marketing

