



Coombe Road, Southminster CM0 7AH
£315,000

To view this property call
01621 734300

SJ WARREN
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The accommodation comprises

This beautifully presented semi-detached home offers spacious living and stunning countryside views to the rear. The property is situated within walking distance of Southminster's High street and wide range of local amenities including a convenience store, post office, school, and railway to London Liverpool Street. This impressive accommodation begins with an entrance hall from the side of the house leading to a cosy living room with log burner and fitted kitchen with breakfast bar and a spacious downstairs shower room.

Two excellent sized double bedrooms with family bathroom.

The generous rear garden provides a wonderful outdoor space, a secluded shingle seating area, perfect for quiet relaxation. Complete with established apple and pear trees, a grape vine, and a variety of berries and herbs—perfect for those who enjoy gardening or homegrown produce.

Frontage provides off road parking for multiple cars.

Entrance hall

Double glazed partially obscured entrance door located to the side of the property, radiator, staircase to first floor.

Lounge

15' x 11'5

An inviting cosy lounge boasting a log burner with slate hearth and limestone surround, creating a perfect focal point. Double glazed window to the front and radiator.

Kitchen/dining area

12'8 x 8'2

Kitchen is fitted with a range of matching wall and base units with drawers, rolled-edge work surfaces incorporating an inset sink and drainer, integrated dishwasher, space for a fridge/freezer, and plumbing for a washing machine. Built-in oven with extractor hood over, matching breakfast bar, understairs storage cupboard, two additional built-in storage cupboards, radiator, double-glazed window, door to the rear garden, and part-tiled walls

Shower room

White suite comprising a low-level WC, wash hand basin, and shower cubicle with a glazed screen door. Fully tiled walls, heated towel rail, and a double-glazed window to the rear.

Landing

Landing: Access to a fully insulated and boarded loft space, with staircase leading down to the ground floor.

Bedroom one

14'11 x 10'2

A spacious double bedroom offering a front aspect double glazed window, allowing natural light, and a radiator.

Bedroom two

A further good-sized double bedroom with a double glazed window enjoying views over the rear garden and countryside, complete with radiator.

Bathroom

A well-appointed first floor family bathroom comprising a 3 piece white suite, including panelled bath with power shower over, fully tiled walls and complemented by built-in cupboard storage, creating both a practical and stylish space.

front

An impressive frontage offering extensive off-road parking for multiple vehicles. A side gate provides access to the rear garden, where you'll find an outside tap and a well-proportioned timber storage shed.

Rear garden

Lovely, well-maintained garden with a secluded seating area, ideal for family time and summer evenings.



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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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