



**Church
Hawes**
churchandhawes.com

Orchard Close, Southminster , Essex CM0 7DH
£330,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

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Offered with No Onward Chain

Offered to the market with no onward chain, this attractive two-bedroom detached bungalow presents an excellent opportunity for those seeking single-storey living in a convenient and well-connected location.

The property is ideally situated within easy reach of the railway station, making it an ideal choice for commuters, while also benefiting from a range of local amenities nearby. Internally, the accommodation is well proportioned and thoughtfully arranged, featuring two spacious reception rooms that provide flexible living and entertaining space. Whether used as a formal lounge and dining room or adapted to suit individual requirements, these versatile rooms offer plenty of potential.

The bungalow also benefits from a beautifully re-fitted family bathroom, finished to a high standard with modern fixtures and fittings. Both bedrooms are well sized, while the kitchen provides ample storage and workspace, with scope for further enhancement if desired.

Outside, the delightful rear garden offers a private and well-maintained space to relax or entertain, with a combination of lawn, established planting and seating areas. To the front, there is generous off-street parking for three to four vehicles, providing practicality for households with multiple cars or visiting guests.

Further benefits include gas central heating, double glazed windows throughout and the advantage of being offered with vacant possession, allowing for a straightforward purchase. This charming bungalow is sure to appeal to a wide range of buyers, including downsizers, first-time purchasers and those looking for a property with excellent transport links and potential to make their own.



ACCOMMODATION COMPRISES:**ENTRANCE HALLWAY:**

Doors to:

REFITTED SHOWER ROOM: 8'4 x 6'3 (2.54m x 1.91m)

LIVING ROOM: 16'1 x 12'10 > 10'11 (4.90m x 3.91m > 3.33m)

BEDROOM 1: 12'1 + wardrobes x 9'5 > 7'10 (3.68m + wardrobes x 2.87m > 2.39m)

BEDROOM 2: 8'6 x 8'5 (2.59m x 2.57m)

KITCHEN: 8'5 x 7'10 (2.57m x 2.39m)

Open to:

DINING ROOM: 11'11 x 8'4 (3.63m x 2.54m)

EXTERIOR - REAR GARDEN:

Summerhouse, side access to both sides.

FRONTAGE:

Block paved driveway with parking for numerous vehicles and access to:

GARAGE:

Wide opening doors to front, personal door at rear, power and light connected.

TENURE & COUNCIL TAX BAND:

This property is being sold freehold and is Tax Band D.

AGENTS NOTE - SOLAR PANELS:

We are informed that solar photovoltaics (Solar PV system) are fitted to this property and would advise interested parties to refer to the Energy Performance Certificate, your solicitor or surveyor for further clarification and information.

AGENTS NOTE:

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: 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.

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.



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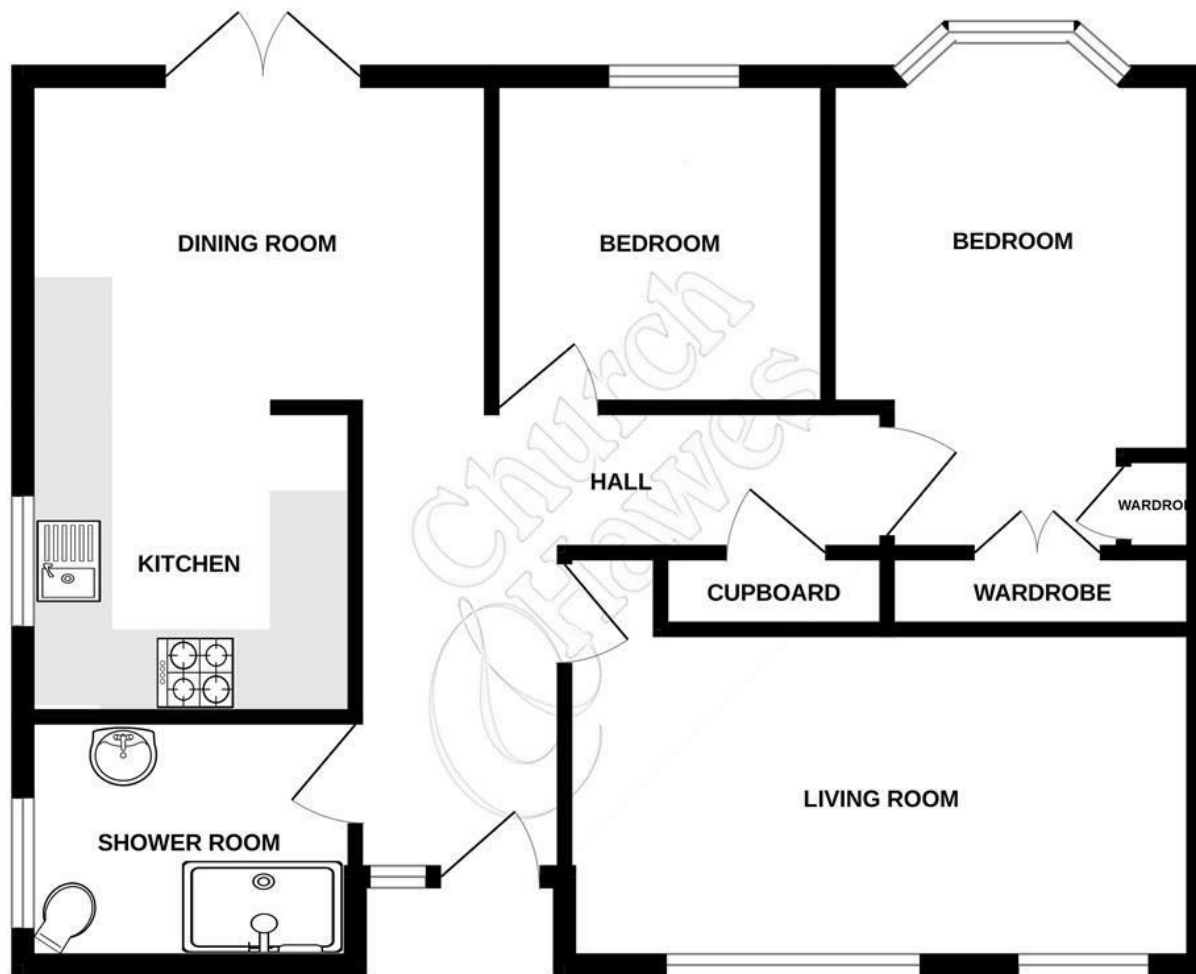


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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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