

Queenborough Road, Southminster CM0 7AB

£345,000

To view this property call

01621 734300

SJ WARREN

www.sjwarren.co.uk

The accommodation comprises

Situated in the village of Southminster that offers an array of shops, restaurants, doctor's surgery, primary school, community run swimming pool and a rail link to London Liverpool Street Station.

This very deceptive from first appearance, four bedroom semi detached property, offers totally versatile accommodation.
The property has been extensively refurbished throughout making this a ready to move in home.
The ground floor has a generous lounge, modern kitchen, cloakroom/w/c, dining room and a ground floor bedroom four.
The first floor has three further bedrooms and a large fitted bathroom.
Externally if you enjoy the hot summer sun, then this West facing garden should be the one for you. The front garden is an excellent size 41 ft x 30 ft PLEASE NOTE, this offers space for multiple vehicles to park but if this was made into a formal driveway, the kerb would require dropping.

Entrance and lounge
19'3 x 12'7
Double glazed entrance door with recess to the lounge. This is a generous size with a large double glazed window to the front. White fireplace surround with an attractive cast iron surround and decorative tiles for an open fire. Either side of the fireplace is fitted with feature acoustic panelling, two radiators and television point, stairs to the first floor.

Kitchen
12'8 x 8'4
The kitchen has a range of modern green eye level units, matching base units with marble effect work surfaces over, incorporating two spice racks, two corner carousels and pan drawers. Inset sink, space for electric oven, plumbing for washing machine, space for fridge/freezer, double glazed window to the front and a double glazed window and door to the side.

Inner hallway and cloakroom/w/c
The inner hallway has an understairs storage cupboard and a door to the cloakroom/w/c. Cloakroom/w/c, close coupled w/c, chrome heated towel rail and a double glazed window to the side.

Dining room (potential 5th bedroom)
8'1 x 8'3
Totally versatile, whether a dining room, bedroom or reception room of your choice. Double glazed window to the rear and radiator.

Ground floor bedroom four
Once again, bedroom four or a reception room of your choice, double glazed window to the rear and radiator.

Landing
Double glazed window to the side and loft access.

Bedroom one
12'9 x 127
An excellent size main bedroom with plenty of space for your bedroom furniture/wardrobes, double glazed window to the front and two radiators.

Bedroom two
10'8 x 7'2
Another double room, a double glazed window to the rear and radiator.

Bedroom three
8'8 x 7'2
Double glazed window to the rear and radiator.

Bathroom
The bathroom is very spacious with a free standing ball and claw bath with taps/shower attachment, close coupled w/c and a pedestal hand wash basin. Built in linen cupboard, column radiator/towel rail, shower boarded walls and a double glazed window to the rear.

West facing rear garden
If you enjoy the summer sun then this West facing garden will hit the spot, mainly to lawn with close board fenced boundaries. Established shrubs and trees extending to a side access with water tap, shed and gate to the front.

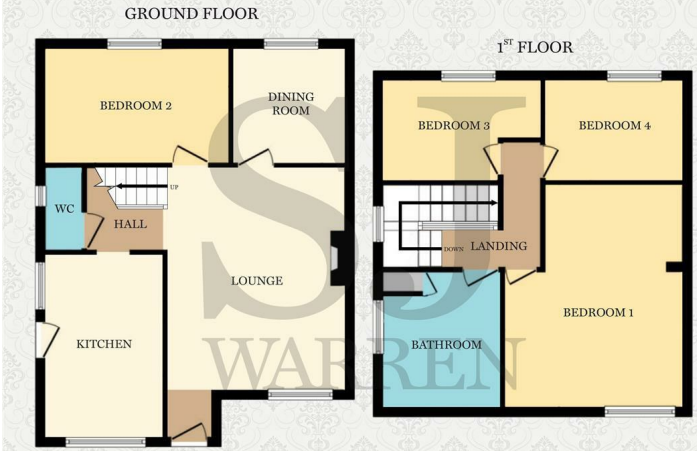
Front garden
41 ft x 30 ft
The front garden is a good size and the vendor does currently use it for parking for multiple vehicles and a camper van. PLEASE NOTE, this would however require a dropped kerb should a permanent drive be laid.





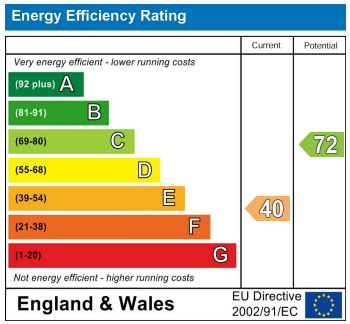


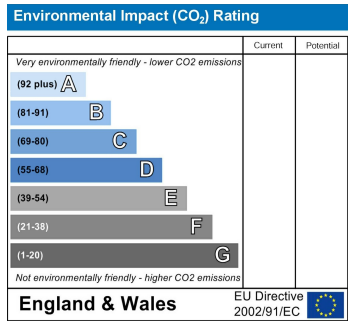
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