



Hillside Road, Southminster , Essex CM0 7AL  
Price £300,000

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

**\*\*NO ONWARD CHAIN\*\*** Set in a favourable position within walking distance of Southminster's High Street, pubs, shops, doctors, post office and school as well as it's railway station with direct links into London Liverpool Street is this semi-detached family home. The property does require modernisation throughout but offers great potential and deceptively spacious living accommodation comprising three well proportioned bedrooms and a 4 piece bathroom suite to the first floor while the ground floor commences with an entrance porch leading to a hallway which in turn provides access to a dual aspect living/dining room and kitchen. To the rear of the property is a well maintained and generously sized south facing rear garden while the frontage provides off road parking leading to a single garage. Interest is expected to be high so an early viewing is strongly advised. Energy Rating D.



## FIRST FLOOR:

### LANDING:

Obscure double glazed window to side, access to loft space, staircase down to ground floor, doors to:

### BEDROOM 1: 12'7 x 10'2 (3.84m x 3.10m)

Double glazed window to front, radiator, built in wardrobes and storage cupboards, airing cupboard housing hot water cylinder.

### BEDROOM 2: 10'3 x 10'2 > 8'9 (3.12m x 3.10m > 2.67m)

Double glazed window to rear, radiator, built in wardrobe.

### BEDROOM 3: 9'1 > 6'7 x 7' (2.77m > 2.01m x 2.13m)

Double glazed window to front, radiator, built in wardrobe, wall mounted storage cupboards and shelves.

## FAMILY BATHROOM:

Obscure double glazed window to rear, radiator, 4 piece white suite comprising pedestal wash hand basin, panelled bath with shower over, bidet and close coupled wc, tiled walls, extractor fan.

## GROUND FLOOR:

### ENTRANCE PORCH:

Obscure double glazed entrance door to front, obscure glazed doors opening to:

### HALLWAY:

Radiator, staircase to first floor with built in storage cupboard below.

### LIVING/DINING ROOM: 23'2 x 12' > 9'2 (7.06m x 3.66m > 2.79m)

Dual aspect room with double glazed window to front and double glazed French style doors opening onto rear garden, 2 radiators.

### KITCHEN: 9'6 x 8' > 5'4 (2.90m x 2.44m > 1.63m)

Double glazed entrance door to rear, double glazed windows to rear, range of gloss fronted wall and base mounted storage units, roll edged work surfaces with inset single bowl/single drainer sink unit, cooker to remain, under counter fridge to remain, tiled walls, tiled floor.

## EXTERIOR:

### REAR GARDEN: approx 75' (approx 22.86m)

A south facing rear garden commencing with a paved patio seating area leading to remainder which is mainly laid to lawn, access into side of:

### GARAGE:

Up and over door to front, power and light connected, washing machine and freezer to remain, accessed via:

### FRONTAGE:

Block paved frontage providing off road parking for 2 vehicles and further driveway to side leading to garage.

### TENURE & COUNCIL TAX BAND:

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

### 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 & 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.

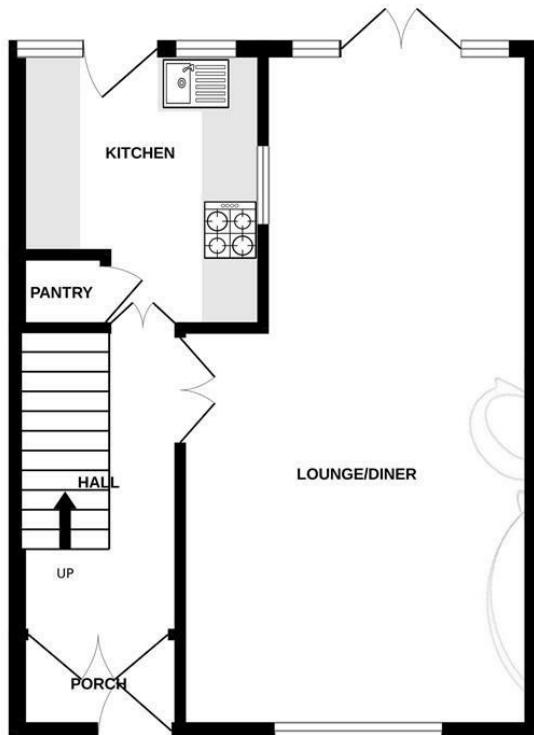
## VILLAGE OF SOUTHMINSTER:

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.

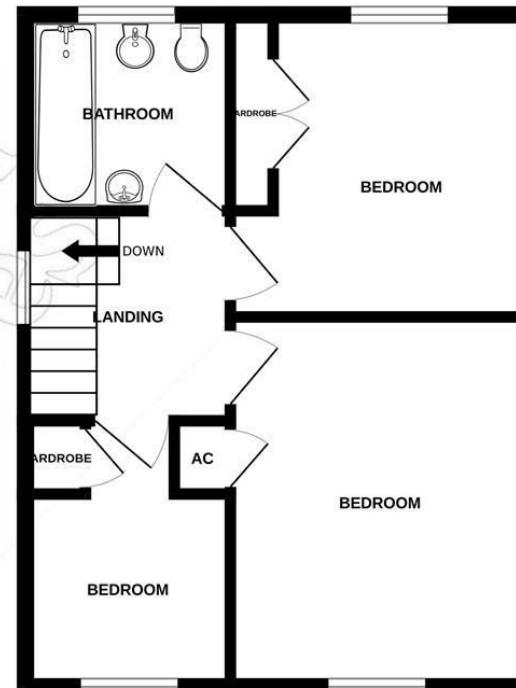




GROUND FLOOR



1ST FLOOR



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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