



Kings Road, Southminster , Essex CM0 7EJ  
Price £530,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



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**\*\*NO ONWARD CHAIN\*\*** Situated in the heart of Southminster, within walking distance of the railway station and an array of local amenities including primary school, post office, shops, pubs and doctors surgery is this substantial detached character residence boasting generous accommodation of approximately 1600 sq ft. The property has been beautifully renovated throughout. Living accommodation comprises entrance porch and hallway on the ground floor leading to a large living room, dining room/study, re fitted kitchen/dining room, utility room and WC. The first floor then offers a spacious landing leading to three double bedrooms and a family bathroom. There is also an en-suite shower room to the master bedroom. Externally, the property enjoys generously sized gardens and a driveway providing extensive off road parking and access to a detached garage. Viewing is strongly advised. Energy Rating: TBC.



## FIRST FLOOR:

### LANDING:

Double glazed window to side, staircase to ground floor, doors to:

### BEDROOM 1: 16'4 x 15' (4.98m x 4.57m )

Double glazed bay window to front, radiator, door to:

### EN SUITE SHOWER ROOM

Heated chrome towel rail, refitted 3 piece white suite comprising fully tiled shower cubicle, close coupled wc and wash hand basin set on vanity storage unit, wood effect floor.

### BEDROOM 2: 11'11 x 10'5 (3.63m x 3.18m )

Double glazed window to side, radiator.

### BEDROOM 3: 11'11 x 10'3 (3.63m x 3.12m )

Double glazed window to side looking down Kings Road, radiator.

### FAMILY BATHROOM: 6'10 x 6'1 (2.08m x 1.85m )

Double glazed window to side, radiator, refitted 3 piece white suite comprising panelled bath with shower over and glass screen, close coupled wc and wash hand basin set on vanity storage unit, part tiled walls, tiled floor, inset downlights.

## GROUND FLOOR:

### ENTRANCE PORCH: 11'2 x 5'3 (3.40m x 1.60m )

Obscure stained glass entrance door opening to:

### HALLWAY: 15'8" x 6'10" (4.8 x 2.1)

Double glazed window to rear, radiator, staircase to first floor, wood effect floor, doors to:

### LIVING ROOM: 14'11" x 13'5" (4.56m x 4.09m )

Dual aspect room with double glazed window to side and bay window to front, radiator.

### STUDY/BEDROOM 4: 11'11 x 11'11 (3.63m x 3.63m )

Double glazed window to side, radiator.

### KITCHEN/DINING ROOM: 17'11" x 12'0" (5.48 x 3.67)

Double glazed windowS to side and doors opening to

garden area, radiator, stylish refitted kitchen with extensive range of wall and base mounted storage units, butler sink and appliances, wood effect floor.

### UTILITY: 6'11" x 4'11" (2.11m x 1.52m )

Double glazed window to rear, roll edged work surface with space and plumbing for washing machine, door to:-

### CLOAKROOM:

Obscure double glazed window to side, low level wc and wash hand basin.

### EXTERIOR:

The property offers lawned gardens to both sides.

### FRONTAGE:

The property is approached via a private block paved and shingled driveway providing parking for numerous vehicles, side gate leading to further parking, rear garden and:-

### GARAGE:

Up and over door to front, overhead storage.

### REAR GARDEN

A westerly facing rear garden, commencing with a porcelain patio area off the kitchen with the remainder laid to lawn, access to garage.

### 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.

### AGENTS NOTE:

OUTLINE PLANNING PERMISSION has been granted for a mixed development on an adjacent plot.

## TENURE & COUNCIL TAX INFORMATION:

This property is being sold freehold and is Council Tax Band F.

## SOUTHMINSTER:

Southminster is a thriving village benefiting from its rail links into London Liverpool Street Station (approx. 65 mins at peak times). 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.



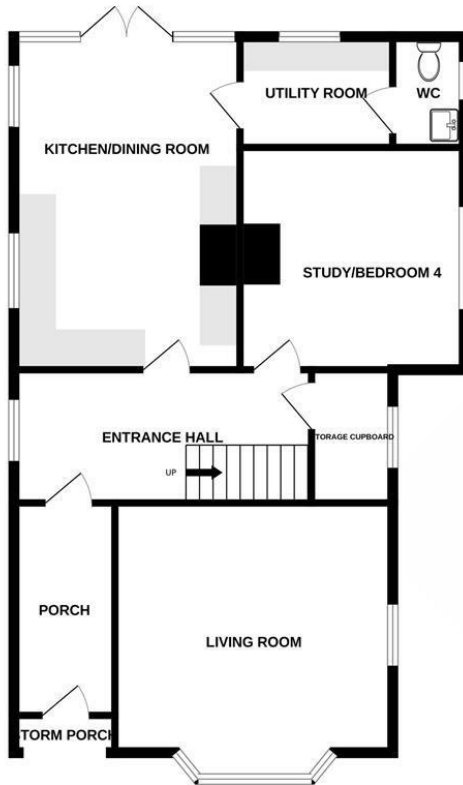




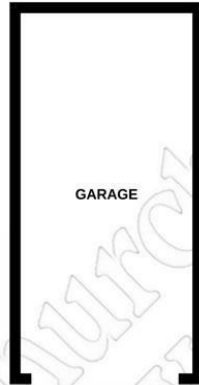




GROUND FLOOR



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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