



Crown Way, Southminster , Essex CM0 7AP
Offers in excess of £400,000

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

Stunning Semi-Detached Family Home with Enormous Potential (STPP)

Occupying a generous plot, this spacious and beautifully presented semi-detached family home offers excellent living accommodation and incredible potential for extension (subject to planning).

On the ground floor, an entrance porch leads into a light-filled, dual-aspect living/dining room, ideal for family gatherings. The kitchen is equipped with integrated appliances and there is also a utility room, cloakroom, and a ground floor bedroom, which has been converted from what was the original garage.

Upstairs, the first floor features a large landing leading to three generously sized double bedrooms, plus a stunningly refitted family bathroom with a luxurious four-piece suite. Externally, the property boasts a fantastic rear garden with various seating areas, formal lawns, and a large fish pond. There is also the recent addition of a newly built detached garage with electric roller door. The front of the property provides ample off-road parking for several vehicles, accessed via a shared drive used by this and one other property. Properties offering this level of space and potential in this area are rare to the market, so early viewing is strongly recommended. Energy Rating D.



FIRST FLOOR:**LANDING:**

Airing cupboard housing hot water cylinder, access to loft space, staircase down to ground floor, doors to:

BEDROOM 1: 10'11 x 10'6 (3.33m x 3.20m)

Double glazed window to front, radiator, access to walk-in wardrobe.

BEDROOM 2: 10'6 x 10' (3.20m x 3.05m)

Double glazed window to rear, radiator.

BEDROOM 3: 9'6 x 7'7 (2.90m x 2.31m)

Double glazed window to front, radiator.

FAMILY BATHROOM:

Stunning refitted bathroom with obscure double glazed window to rear, chrome heated towel rail, 4 piece white suite comprising bath set in tiled surround with mixer tap, wc with concealed cistern and storage cupboards either side, corner wash hand basin set on vanity unit with storage cupboards below and wall mounted cabinet over and large fully tiled walk-in shower with both handheld attachment and rainwater effect drencher head mounted to ceiling and glass screen, tiled walls and floor, inset downlights, extractor fan.

GROUND FLOOR:**ENTRANCE PORCH:**

Part obscure double glazed entrance door to front, door to:

LIVING/DINING ROOM: 24'2 x 12'5 (7.37m x 3.78m)

Dual aspect room with double glazed window to front and double glazed sliding patio doors opening on to rear garden, 2 radiators, staircase to first floor, door to:

KITCHEN: 11'6 x 7'10 (3.51m x 2.39m)

Double glazed window to rear, double glazed entrance door to side, extensive range of matching wall and base mounted storage units and drawers, roll edged work surfaces with inset 1 ½ bowl/single drainer sink unit fitted with waste disposal unit, built in 4-ring gas hob with extractor over, built in eye level double oven, integrated fridge, freezer and dishwasher, tiled walls, door to:

UTILITY: 5'4 x 4'11 (1.63m x 1.50m)

Roll edged work surface with space and plumbing below for washing machine and tumble dryer, wall mounted Vaillant boiler and meters, inset downlights, doors to:

CLOAKROOM:

Two piece white suite comprising wc with concealed cistern and butler style wash hand basin with mixer tap over, inset downlights, extractor fan.

BEDROOM/OFFICE: 11'2 x 7'6 (3.40m x 2.29m)

Double glazed window to front, electric radiator.

EXTERIOR:**REAR GARDEN:**

Commencing with an impressive sized Indian Sandstone paved patio seating area which sweeps from the side and across the rear of the house with steps up to remainder which is predominantly laid to lawn with planted beds and borders, further paved seating area with gazebo over, large sunken fishpond with paved and shingled surround, exterior cold water tap and lighting, personal door into side of:

GARAGE:

Electric roller shutter door to front, power and light connected, overhead storage area, personal door to side, accessed via.

FRONTAGE:

An imposing frontage providing extensive off road parking for multiple vehicles, remainder is partly laid to lawn, side access gate to rear garden, vehicle access to garage.

TENURE & COUNCIL TAX BAND:

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

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 established 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.

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:

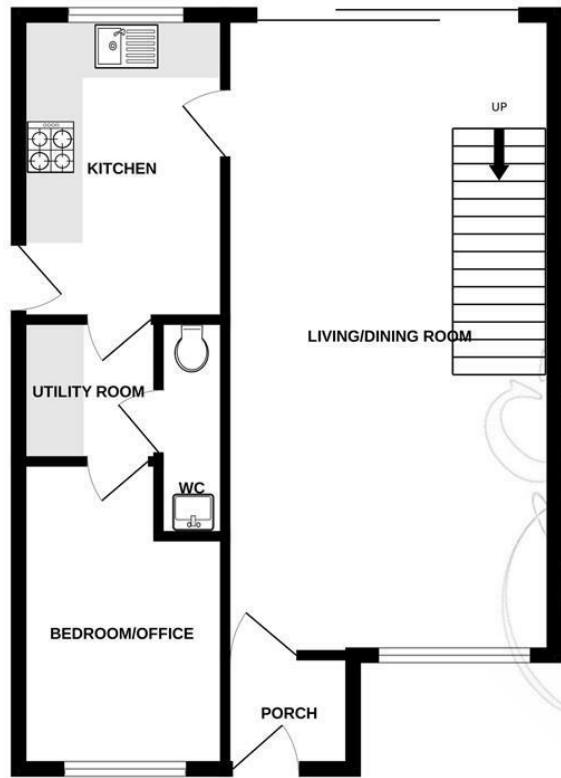
MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale

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.

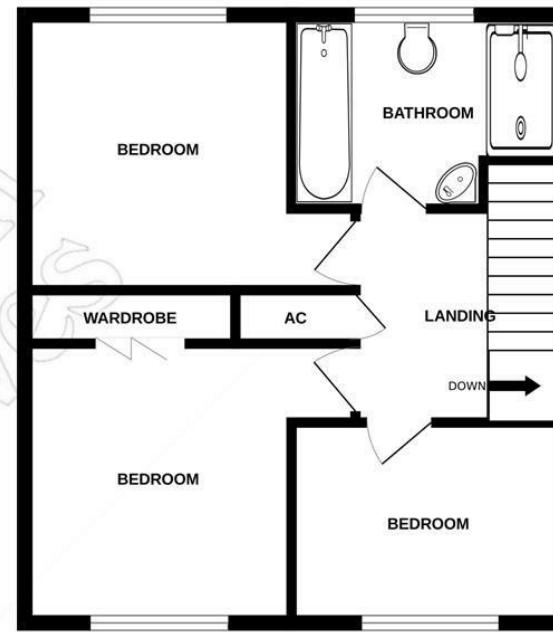




GROUND FLOOR



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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