



Coombe Road, Southminster , Essex CM0 7AH  
Price £325,000

**Church & Hawes**  
Est. 1977

Estate Agents, Valuers, Letting & Management Agents



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# Church & Hawes

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Having undergone substantial and stylish renovation throughout, this beautifully presented semi-detached home offers spacious living accommodation and simply stunning countryside views to the rear.

The property is ideally situated within walking distance of Southminster High Street and a wide range of local amenities, including a convenience store and post office, school, playing fields, and Southminster's railway station, which provides direct links to London Liverpool Street.

The impressive accommodation begins with an entrance hall accessed from the side of the house, leading to a bright and welcoming living room, a contemporary kitchen/diner, and a beautifully refitted shower room. Upstairs, the first floor offers two well-proportioned double bedrooms alongside a modern family bathroom.

Externally, the property boasts a generously sized rear garden backing onto open countryside, while the frontage provides extensive off-road parking via a block-paved driveway. Notable improvements made by the current owners include replacement double glazing throughout and an upgraded central heating system, ensuring both comfort and efficiency. Energy Rating TBC.



## FIRST FLOOR:

### LANDING:

Access to loft space which is fully insulated and boarded, staircase down to ground floor, doors to:

### BEDROOM 1: 14'11 x 10'2 (4.55m x 3.10m)

Double glazed window to front, radiator.

### BEDROOM 2: 14'11 x 8'1 (4.55m x 2.46m )

Double glazed window to rear overlooking rear garden and with views over countryside, radiator.

### FAMILY BATHROOM:

Obscure double glazed window to rear, radiator, 3 piece white suite comprising panelled bath with power shower over and bi-folding screen, wash hand basin with contactless mirror over with razor outlet and low level wc, tiled walls.

## GROUND FLOOR:

### ENTRANCE HALLWAY:

Part obscure double glazed composite entrance door to side, radiator, staircase to first floor, doors to:

### LIVING ROOM: 15' x 11'5 (4.57m x 3.48m )

Double glazed window to front, radiator, log burner set on tiled hearth with display mantle over.

### KITCHEN/DINER: 12'8 x 8'2 (3.86m x 2.49m )

Double glazed entrance door and window to rear, radiator, range of matching wall and base mounted storage units and drawers, roll edged work surfaces with inset sink/drain unit, cooker to remain with extractor hood over, matching breakfast bar, built in under stairs storage cupboard, housing for fridge/freezer, space and plumbing for washing machine, integrated dishwasher, 2 further built in storage cupboards, part tiled walls.

### SHOWER ROOM:

Obscure double glazed window to rear, heated towel rail, 3 piece white suite comprising shower cubicle with glass screen and door, close coupled wc and wall mounted wash hand basin, tiled walls.

## EXTERIOR:

## REAR GARDEN:

Commencing with a block paved seating area leading to remainder which is predominantly laid to lawn with planted beds and borders, shingled seating area at rear, timber storage shed, exterior cold water tap, side access gate leading to:

## FRONTAGE:

Block paved driveway providing off road parking for numerous vehicles, side access gate leading to rear garden.

## 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 REGULATIONS & 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.



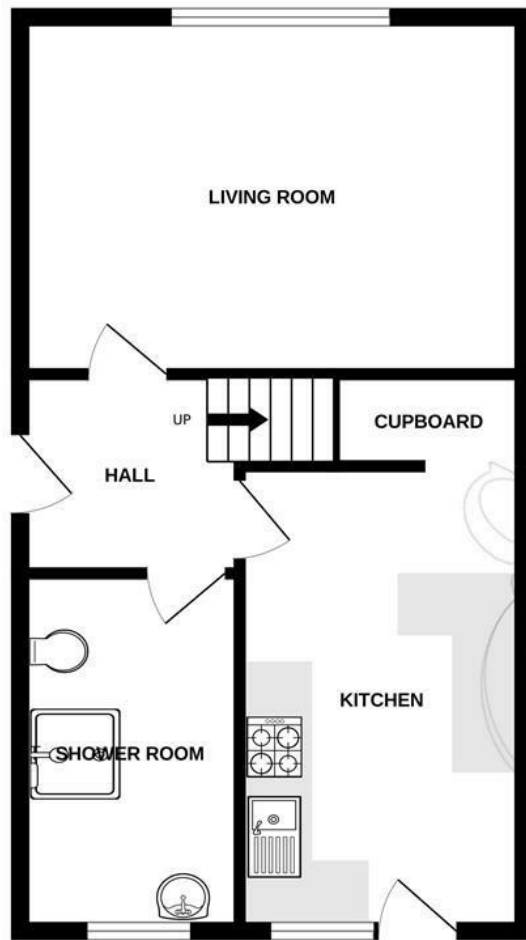




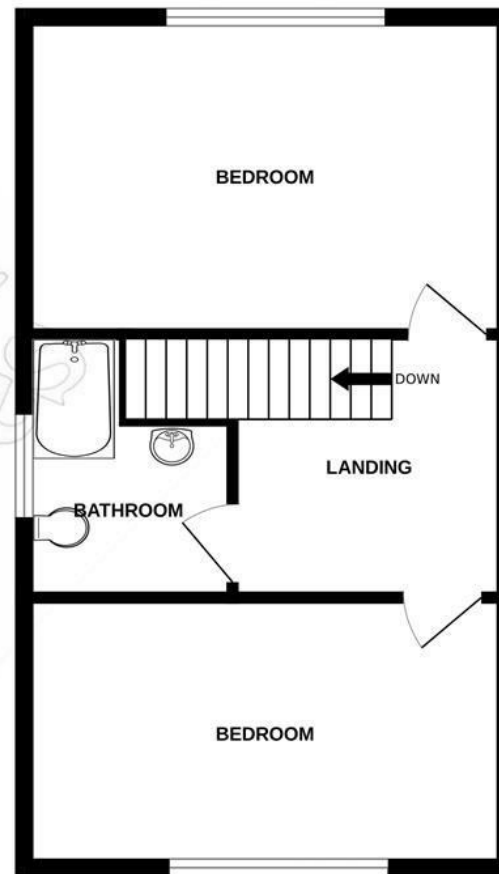




GROUND FLOOR



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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