



Burnham Road, Southminster, Essex CM0 7HD  
Price guide £350,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



**\*\*GUIDE PRICE OF £350,000 - £375,000\*\*NO ONWARD CHAIN\*\***

Set in the heart of Southminster within walking distance of an array of local amenities including shops, pubs, doctors surgery and railway station which offers direct links into London Liverpool Street, is this deceptively spacious detached family home which has undergone vast improvement by the present owner. Impressive and deceptively spacious living accommodation commences on the ground floor with an entrance hall leading to a cloakroom, kitchen/dining room, living room, and conservatory at the rear. The first floor then offers a spacious landing leading to four well proportioned bedrooms and a family bathroom. Externally, the property enjoys a good sized rear garden in addition to a detached garage at the rear and driveways to both the front and rear of the property providing off road parking for two vehicles. Viewing is strongly suggested as interest is expected to be high. Energy Rating D.

## FIRST FLOOR:

### LANDING:

Double glazed window to side, two accesses to loft space, built in storage cupboard, staircase down to ground floor, doors to:-

### BEDROOM ONE:

10'9 x 9'10 (3.28m x 3.00m)

Double glazed window to rear, radiator.

### BEDROOM TWO:

10'9 x 7'4 (3.28m x 2.24m)

Double glazed window to rear, radiator.

### BEDROOM THREE:

10'9 x 8'2 (3.28m x 2.49m)

Double glazed window to front, radiator.

### BEDROOM FOUR:

9' x 8'9 (2.74m x 2.67m)

Double glazed window to rear, radiator.

### FAMILY BATHROOM:

Obscure double glazed window to front, radiator, four piece white suite comprising panelled bath with mixer tap and shower attachment, wash hand basin set in vanity unit with storage cupboard below, close coupled WC and fully tiled shower cubicle with sliding glass door, part tiled walls, tiled floor, extractor fan.

## GROUND FLOOR:

### ENTRANCE/STUDY AREA:

8'6 x 4'7 (2.59m x 1.40m)

Obscure double glazed entrance door to side, double glazed window to front, radiator, wood effect flooring, glazed door to:-

### HALL:

Two radiators, staircase to first floor, wood effect flooring, doors to:-

### CLOAKROOM:

Obscure double glazed window to front, radiator, two piece white suite comprising close coupled WC and wash hand basin with vanity storage below, part tiled walls.

### LIVING ROOM:

15'8 x 10'6 (4.78m x 3.20m)

Double glazed French style doors opening on to rear garden, double glazed window to rear, radiator.

### KITCHEN/DINER:

20'1 x 11'10 (6.12m x 3.61m)

Double glazed window to front, radiator, refitted kitchen offering extensive range of matching wall and base mounted storage units and drawers, roll edge work surfaces with inset 1 1/2 bowl/single drainer sink unit, matching breakfast bar, fitted double oven, hob with extractor hood over, integrated dishwasher, washing machine and fridge freezer, part tiled walls, ceiling spotlights, wood effect floor, double doors to:

### CONSERVATORY:

11'2 x 10'4 (3.40m x 3.15m)

Double glazed French style doors opening on to rear garden, double glazed windows to side and rear, radiator, tiled floor.

## EXTERIOR:

### REAR GARDEN:

Low maintenance rear garden which is partially lawned with various paved areas throughout, personal door into side of:-

### GARAGE:

Located at rear of garden with up and over door to front and personal door to side.

### PARKING:

There are two off road parking spaces at the property, one located to the immediate front of the house and the other at the rear of the garden in front of the garage.

### TENURE & COUNCIL TAX INFORMATION:

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

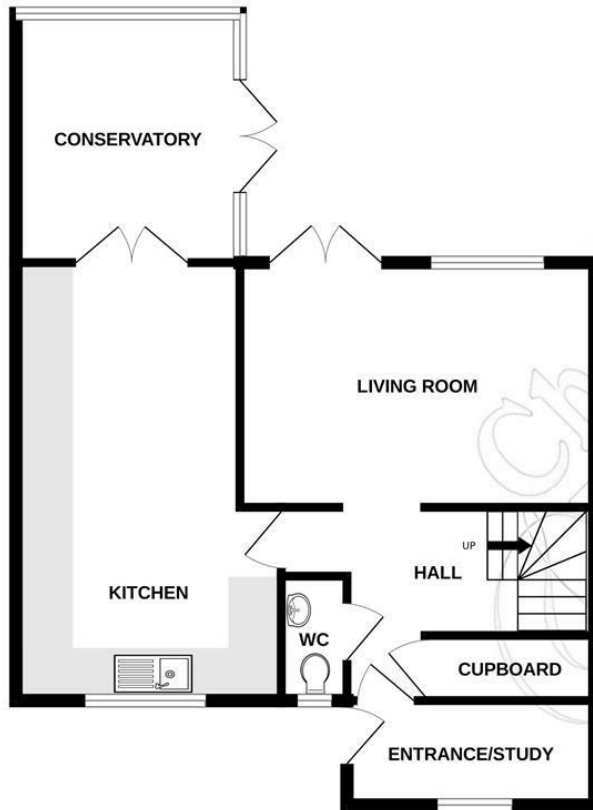
### SOUTHMINSTER:

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.

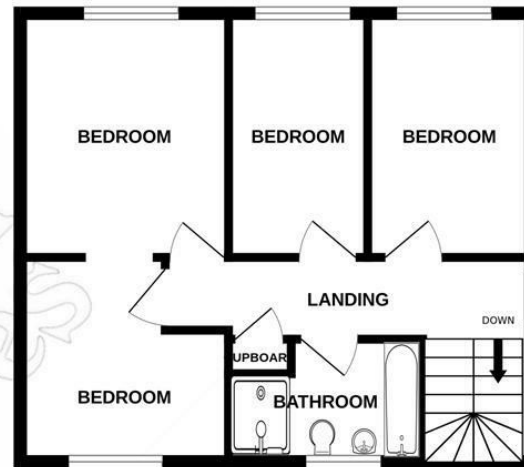
### AGENTS NOTES:

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.

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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