



Brook Lane, Southminster CM0 7DY  
£375,000

To view this property call  
01621 734300

**SJ WARREN**  
[www.sjwarren.co.uk](http://www.sjwarren.co.uk)



## The accommodation comprises

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Situated in the Hamlet of Asheldham which is approximately 1.7 miles to the village of Southminster which offers an array of shops, restaurants, primary school, doctors surgery and a train link to London Liverpool Street Station. The location is semi rural and ideal for scenic country walks and nearby river walks, in the villages of Tillingham and Bradwell On Sea.

PLEASE NOTE the property for sale is very much an on going project for its new owners, however it offers an enormous amount of potential and accommodation on an excellent size plot. PLEASE ALSO NOTE the property has been valued with the required works in mind and we would ask you to take this into account before viewing.

This incredibly deceptive from first appearance four bedroom semi detached house also has an annexe which is up to second fixing with a part fitted kitchen, lounge area, bathroom and one potentially two further bedrooms. The main house has a large lounge and dining area, study/reception room, kitchen, cloakroom/w.c. Four good size bedrooms and bathroom plus a shower room area which is incomplete. Externally a large rear garden, its own drive to the front and a large frontage offering potential for further parking.

**Entrance hallway**  
Oak entrance door with glazed inset to the hallway, quarry tiled flooring, cloaks cupboard and door to the stairs and first floor.

**Lounge and dining area**  
17'3 x 15'7  
This is an excellent size room with a fireplace and cast iron wood burner with cupboards and drawers built in to one side. Quarry tiled flooring, double glazed window to the rear and door to the rear, double glazed window to the front and plenty of space for a family table and chairs.

**Study/reception room**  
10'11 x 10'9  
Whether a study or reception room of your choice, open fireplace for conventional use, double glazed window to the rear and exposed wooden floorboards.

### **Kitchen**

15'2 x 9'7

The kitchen has a range of cream eye level units with back tiling, matching base units and drawers with solid wood work surfaces over. Integral fridge and freezer, plumbing for washing machine and dish washer, inset white one and a half sink, space for an electric range style cooker. Tiled flooring, double glazed windows to the front and rear.

### **Inner hallway to cloakroom/w.c.**

Corner hand wash basin and close coupled w/c, tiled flooring.

### **Landing**

Half landing with a double glazed window to the front. Main landing, double glazed window to the front and a loft access.

### **Bedroom one**

14'11 x 10'9

All the bedrooms are good size and this has exposed wooden floorboards, currently a covered original fireplace and surround and double glazed windows to the front and rear.

### **Bedroom two**

10'9 x 9'3

Exposed wooden floorboards and a double glazed window to the rear.

### **Bedroom three**

11'1 x 6'6

Exposed wooden floorboards and a double glazed window to the rear.

### **Bedroom four**

9'5 x 9'2

Double glazed window to the rear and loft access.

### **Bathroom**

Part tiled walls, ball and claw bath with taps/shower attachment, close coupled w/c, pedestal hand wash basin and window to the front. PLEASE NOTE THERE IS ALSO A LARGE SHOWER AREA WITH THE PLUMBING, this would require fitting and inspection to use.

### **Annexe**

40'1 x 11'8

PLEASE NOTE if you are looking to have a large self

contained annexe, dual living accommodation or similar, then this will be of particular interest. This amazing space is at the second fixing stage, giving you the option to complete to your requirements, bags of space in here. Offering a good size lounge open plan to a part fitted kitchen, bathroom and the bedroom area big enough for a very large bedroom or two more modest size ones.

### **Rear garden**

The property has a large rear garden commencing with a substantial decked patio area, the main garden laid to lawn with some planting and close board fenced boundaries. Two garden sheds, greenhouse and side access to the front.

### **Frontage and own drive.**

The property has its own drive for multiple vehicles and the remaining frontage which is a excellent size is a mixture of lawn, planting hard standing with a hedged boundary. PLEASE NOTE this area offers potential to add a large amount more of parking space.



#### Consumer Protection from Unfair Trading Regulations 2008.

S J Warren has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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Please note some (not all) pay us, The Agent, a Referral fee of up to £200. You however are under NO OBLIGATION to use any such recommendation.

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