

Crown Way, Southminster

CMO 7AP

CURTIS O'BOYLE

Sales & Lettings





Crown Way, Southminster

CMO 7AP £350,000

Situated on an impressive plot that provides a good size garden as well as a large frontage providing plenty of parking and potential for further development (STPP). Accommodation includes a refitted (Sept 2023) kitchen/diner, large lounge and double glazed conservatory. To the first floor are three bedrooms, shower room, separate WC and spacious landing.

ENTRANCE PORCH Obscure double glazed entrance door, smooth ceiling obscure glazed door to lounge.

LOUNGE 24' 3" x 11' 11" (7.39m x 3.63m) Double glazed window to front aspect, double glazed sliding patio doors to conservatory, two radiators, coved to smooth ceiling, stairs to first floor, door to kitchen/diner.

CONSERVATORY 10' 6" x 9' 5" (3.2m x 2.87m) Double glazed to three aspects with brick base, double glazed French doors to rear garden.

KITCHEN/DINER 29' 7" x 7' 11" (9.02m x 2.41m) Double glazed windows to front and rear aspect, obscure double glazed door to side aspect, wood effect laminated flooring, smooth ceiling with inset downlighters, range of shaker style fitted base and wall units, quartz work top with inset butler style single bowl ceramic sink unit, built in electric double oven and four ring hob with hood above, integrated dishwasher, tiled splashbacks.

LANDING Loft access, textured ceiling, airing cupboard.

BEDROOM ONE 11' x 10' 7" (3.35m x 3.23m) Double glazed window to front aspect, radiator, textured ceiling built in cupboard.

BEDROOM TWO 10' 6" x 9' 10" (3.2m x 3m) Double glazed window to rear aspect, radiator, textured ceiling built in cupboard.

BEDROOM THREE 8' 11" x 7' 8" (2.72m x 2.34m) Double glazed window to front aspect, textured ceiling, radiator.

SHOWER ROOM 6' 9" x 5' 6" (2.06m x 1.68m) Obscure double glazed window to rear aspect, radiator, corner shower cubical with aqua boards, pedestal wash hand basin, radiator, tiled walls.

WC Obscure double glazed window to rear aspect, close coupled WC.

REAR GARDEN Mostly laid to lawn, paved patio area, panelled fencing, gated side access.

GARAGE 17' 1" x 8' 10" (5.21m x 2.69m) Double doors to front, door to side aspect, window to rear aspect, power and light.

FRONT GARDEN Driveway for several vehicles, area laid to lawn.



To view this property call Curtis O' Boyle Estate Agents on **01621 855558**

GROUND FLOOR
647 sq.ft. (60.1 sq.m.) approx.

1ST FLOOR
479 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA: 1126 sq.ft. (104.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors and any other basic details are approximate and no responsibility is taken for any errors.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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