



Pantile Hill, Southminster, Essex CM0 7BA
Guide price £325,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Boasting beautifully presented accommodation and located on this established non estate position is this superb three bedroom semi detached house benefiting from a 70' un-overlooked southerly facing rear garden. The renovated internal accommodation comprises in full, three bedrooms, bathroom and landing to the first floor whilst the ground floor offers an entrance hallway, living room with fireplace and open plan kitchen/dining room with bi-folding doors opening to the garden. Externally there is a generous frontage with parking for up to 5 vehicles, single garage and the aforementioned 70' rear garden. The property also benefits from gas radiator central heating and double glazed windows and doors. Within close proximity you can find local shops, primary school, pubs, doctors surgery, restaurants and train station serving direct links to London Liverpool Street in a little over an hour (at peak times). The property does offer the potential to extend to the side, rear and within the loft space giving any buyer the scope to create extra reception rooms/bedrooms (subject to the relevant planning permission). We strongly encourage viewing at your earliest convenience to avoid any disappointment and to fully appreciate all that is on offer. Energy Rating TBC.

FIRST FLOOR:

BEDROOM 1:

12'0" x 9'8" (3.66 x 2.95)

Double glazed window to rear, built in storage cupboard, range of fitted wardrobes, radiator, exposed wooden floor boards.

BEDROOM 2:

11'11" x 11'7" (3.63 x 3.53)

Double glazed windows to front, built in double wardrobe, radiator, wood effect flooring.

BEDROOM 3:

7'7" x 7'1" (2.31 x 2.16)

Double glazed window to front, radiator, wood effect flooring.

BATHROOM:

Obscure double glazed windows to rear and side, suite comprising panelled bath with shower over, pedestal wash hand basin, close coupled wc, part tiled walls, tiled flooring, extractor fan, heated chrome ladder towel rail.

LANDING:

Double glazed window to side, access to loft space, staircase to:-

GROUND FLOOR:

ENTRANCE HALL:

Part glazed composite 'Solidor' entrance door to front, contemporary style radiator, engineered flooring, door to:-

LIVING ROOM:

16'3" x 11'2" (4.95 x 3.40)

Double glazed windows to front, contemporary style radiator, red brick fireplace with stone hearth and oak mantel piece over, engineered flooring, door to:-

KITCHEN/DINING ROOM:

19'7" x 11'11" (5.97m x 3.63m)

Aluminium bi-folding doors opening to rear garden, a re fitted kitchen comprising range of fitted country style wall and base mounted storage units with work surfaces and inset sink unit, space for fridge/freezer, space and plumbing for washing machine and tumble dryer, tiled flooring, built in pantry cupboard, concealed 'Vaillant' gas fired combination boiler.

EXTERIOR:

FRONT:

The front of the property is approached via an independent concrete driveway which provides off road parking for up to 5 vehicles, the remainder is laid to lawn with planted tree and shrub borders, access to:-

GARAGE:

Double wooden doors to front.

REAR GARDEN

70' (21.34m)

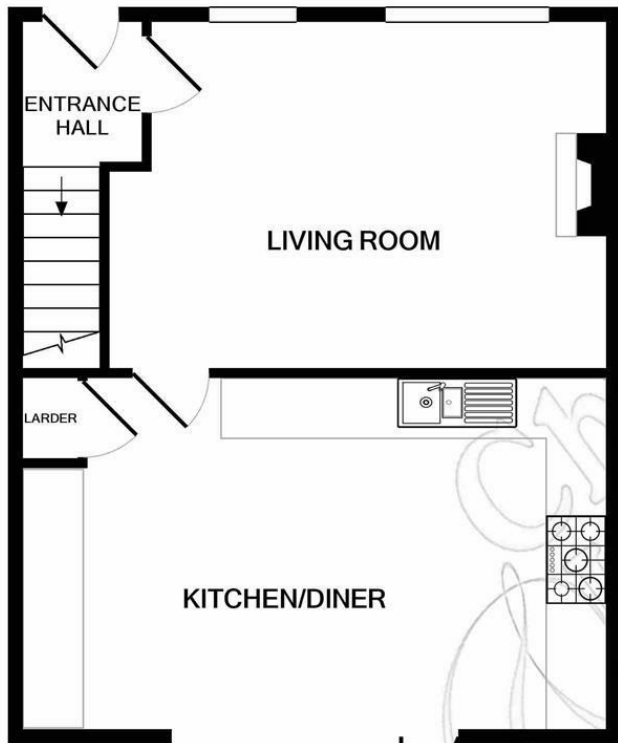
Access via side gate, an un-overlooked southerly facing rear garden which is predominately laid to lawn, mature shrub and flower borders, various trees interspersed, concrete pathway weaving to rear of garden, fenced to boundaries, outside water tap. The property backs on to allotments.

AGENTS NOTES:

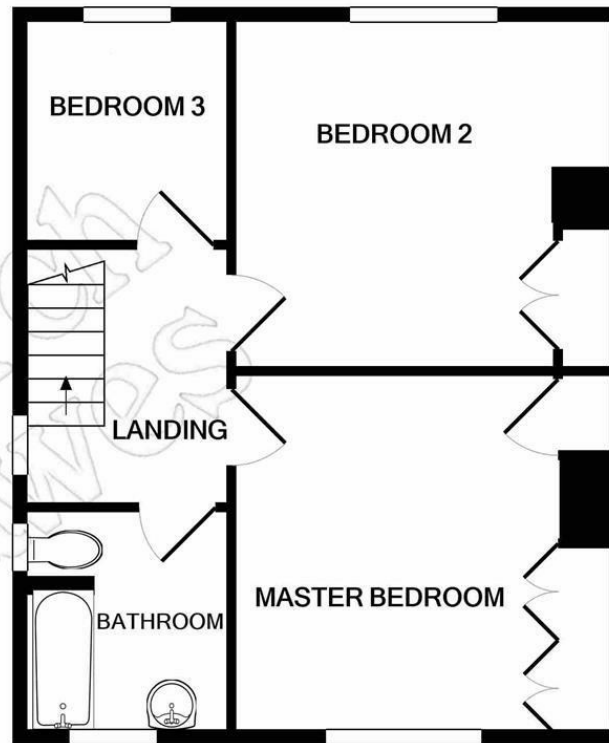
These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify 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.

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.



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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