

www.churchandhawes.com

156 Station Road, Burnham on Crouch,  
Essex, CM0 8HJ

Tel: 01621 782652

burnham@churchandhawes.com

# Church & Hawes

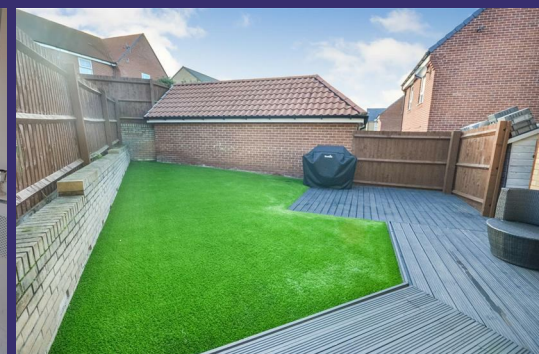
Est. 1977

Estate Agents, Valuers, Letting & Management Agents



## 10 Oak Drive, Southminster, CM0 7FH Price £330,000

Set on the ever popular Barley Meadows development built by Messrs David Wilson Homes is this superbly presented and much improved three double bedroom semi detached family home. The property boasts thoughtfully designed accommodation including the aforementioned three double bedrooms, en suite shower room to master bedroom, family bathroom and generous landing to the first floor, while the ground floor is served via an entrance hall which in turn leads to a cloakroom, living room and kitchen/diner with 'Shaker' style units. Externally there is an extended block paved driveway providing parking for up to five vehicles and a low maintenance southerly facing rear garden. Viewing is highly advised to fully appreciate the size and standard of accommodation on offer. The property also has the benefit of an NHBC guarantee. EPC Rating: B.



**FIRST FLOOR:**

**LANDING:**

Double glazed window to front, radiator, access to loft space, airing cupboard housing hot water cylinder, staircase down to ground floor, doors to:-

**MASTER BEDROOM: 11'3 x 10'2 (3.43m x 3.10m)**

Double glazed window to front with fitted blinds, radiator, built in wardrobes with matching white and mirror finished doors, door to:-

**EN-SUITE:**

Obscure double glazed window to rear, heated towel rail, three piece modern white suite comprising double shower cubicle with glass sliding door, close coupled WC and pedestal wash hand basin, part tiled walls, tiled floor, wall mounted mirrored cabinet, extractor fan.

**BEDROOM TWO: 11'2 x 9'10 (3.40m x 3.00m)**

Double glazed window to rear with fitted Venetian blind, radiator.

**BEDROOM THREE: 11'8 x 7'7 (3.56m x 2.31m)**

Currently used as a dressing room with double glazed window to front, radiator.

**FAMILY BATHROOM:**

Obscure double glazed window to rear, three piece white suite comprising panelled bath with mixer tap, close coupled WC and pedestal wash hand basin, heated towel rail, part tiled walls, extractor fan, tiled floor, shaver point.

**GROUND FLOOR:**

**ENTRANCE HALL:**

Part obscure double glazed composite entrance door to front, double glazed window to front, radiator, staircase to first floor, built in under stairs storage cupboard, wood flooring, doors to:-

**CLOAKROOM:**

Two piece white suite comprising pedestal wash hand basin and close coupled WC, tiled flooring, extractor fan, radiator.

**KITCHEN/DINER: 17'7 x 14'0 (5.36m x 4.27m)**

Dual aspect room with double glazed window to front with fitted Venetian blind, double glazed double doors opening to rear garden, 2 radiators, luxury country style kitchen comprising single drainer white sink unit set in laminate white work surfaces, four ring gas hob with extractor hood over and oven below, extensive range of fitted grey 'shaker style' fronted wall and base mounted units with drawer pack, integral fridge, freezer, dishwasher, washing machine and wine cooler, tiled splash backs, tiled floor.

**LIVING ROOM: 17'7 x 14' (5.36m x 4.27m)**

Double glazed window to front with fitted Venetian blind, double glazed French style doors opening to rear garden, two radiators.

**EXTERIOR:**

**FRONTAGE:**

An extended driveway provides off road parking for up to FIVE vehicles, side access gate leading to:-

**REAR GARDEN:**

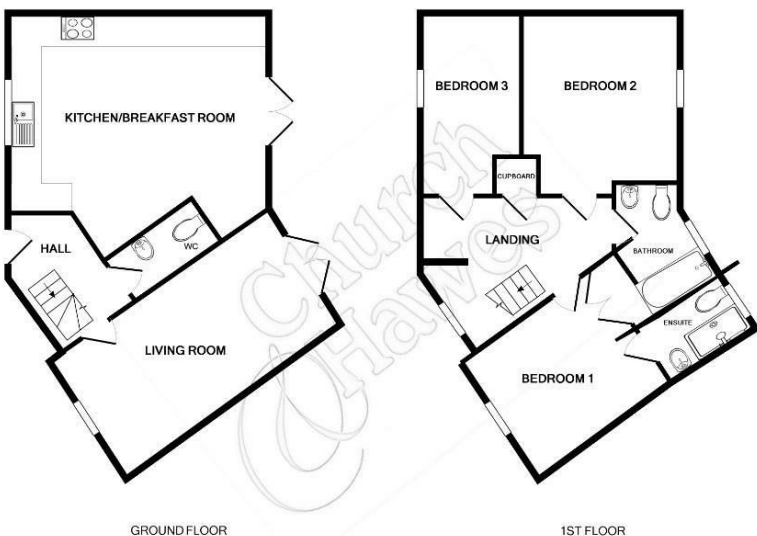
A landscaped low maintenance southerly facing rear garden with access via the side of property, commencing with a raised deck seating area with the remainder being artificial lawn, timber and walled boundaries.

**VILLAGE OF SOUTHMINSTER:**

Southminster is just a short drive from the historic town of Burnham-on-Crouch which is situated on the north bank of the River Crouch and has the benefit of a railway station with direct links into London Liverpool Street Station. Southminster offers a local primary school, day nursery and pre-school whilst schooling for older children is available in nearby Burnham, Maldon and South Woodham Ferrers. There is a local park with tennis courts and various clubs. In recent years, competition from supermarkets in local towns has reduced the shopping centre, however, Southminster still offers retail and service outlets and it is possible to get most daily needs without leaving the village. Southminster sits in the population gap between large village and small town. Until the turn of the 19th Century it was the largest settlement in the Dengie Peninsula. The 'minster' part of its name suggests either a monastic foundation or the mother church of an area. Southminster in the late 19th Century had a fairly full complement of shops, smiths, wheelwrights, millers and other trades. Southminster's main income came from farming, market gardening and the market and shops until the mid twentieth century when Bradwell Power Station was built and increased house building led to inward migration. This trend accelerated when the railway was electrified and the improved rail link permitted large scale commuting to Wickford and places along the London-Southernd main line. The population has nearly doubled during the last forty years to a little over 4,100 at the last census.

**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.



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.  
Made with Metropix ©2018

