



Hall Road, Southminster, Essex CM0 7EH  
Price £340,000

**Church & Hawes**  
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Set on an impressive, mature plot measuring approximately 137', offering superb potential to either extend or build a separate dwelling (stpp) is this attractive and well maintained semi-detached railway cottage. The property is situated a stone's throw from Southminster's mainline railway station with direct links into London Liverpool Street while Southminster High Street, local shops, pubs and countryside are also within walking distance. Well maintained living accommodation commences on the ground floor with an entrance hall leading to a dual aspect lounge/diner with adjoining storage room, kitchen and family bathroom. The first floor then offers three well proportioned bedrooms, one of which is complimented by a walk in wardrobe. Further improvements include the installation of a new boiler (2019) and replacement double glazed windows and doors. Externally is the aforementioned plot measuring approximately 137' in length and comprises a rear garden while the frontage offers off road parking for two/three vehicles.

We also understand that the current owner has previously had outline plans drawn up for the erection of a detached dwelling to the side, and we feel this could be an opportunity any buyer could explore (stpp). Energy Rating TBC.

## FIRST FLOOR:

### LANDING:

Window to side, staircase down to ground floor, doors to:

### BEDROOM 1:

13'3 x 9'7 (4.04m x 2.92m )

Double glazed window to rear, radiator, access to walk-in wardrobe measuring 6'5 x 3'10 and with double glazed window to side.

### BEDROOM 2:

12'3 x 9'7 (3.73m x 2.92m )

Double glazed window to front, radiator.

### BEDROOM 3:

8'5 x 7'5 (2.57m x 2.26m )

Double glazed window to side, radiator.

### GROUND FLOOR:

### ENTRANCE HALL:

Solid wood entrance door to front, window to side, radiator, built-in under stairs storage, door to:

### LIVING/DINING ROOM:

21'6 x 12'2 (6.55m x 3.71m )

Dual aspect room with double glazed windows to front and rear, 2 radiators, fireplace with display mantle over, tiled hearth, built-in storage cupboard, wood effect floor, archway to:

### KITCHEN:

11'7 x 7'1 (3.53m x 2.16m )

Double glazed entrance door to side, double glazed window to side, range of matching wall and base mounted storage units and drawer pack, roll edged work surface with inset single bowl sink/drain unit, built-in 4-ring gas hob with extractor hood over and oven below, integrated fridge/freezer, space and plumbing for washing machine, part tiled walls, tiled floor, door to:

### FAMILY BATHROOM:

Obscure double glazed window to side, chrome heated towel rail, 3 piece suite comprising panelled bath with mixer tap and shower over with glass screen, pedestal wash hand basin and close coupled wc, tiled walls and floor.

### EXTERIOR:

The property is set on a mature plot measure approx. 137' x 45' and comprises:

### REAR GARDEN:

approx 100' (approx 30.48m)

The rear garden is mainly laid to lawn to both the rear and side with a timber storage shed and leads to an area

towards the rear which is at present quite overgrown but offers superb potential to be landscaped, side access leading to:

### FRONTAGE:

Driveway providing off road parking for 2/3 vehicles, remainder of the frontage is mainly laid to lawn with side access opening to rear garden.

### AGENTS NOTE:

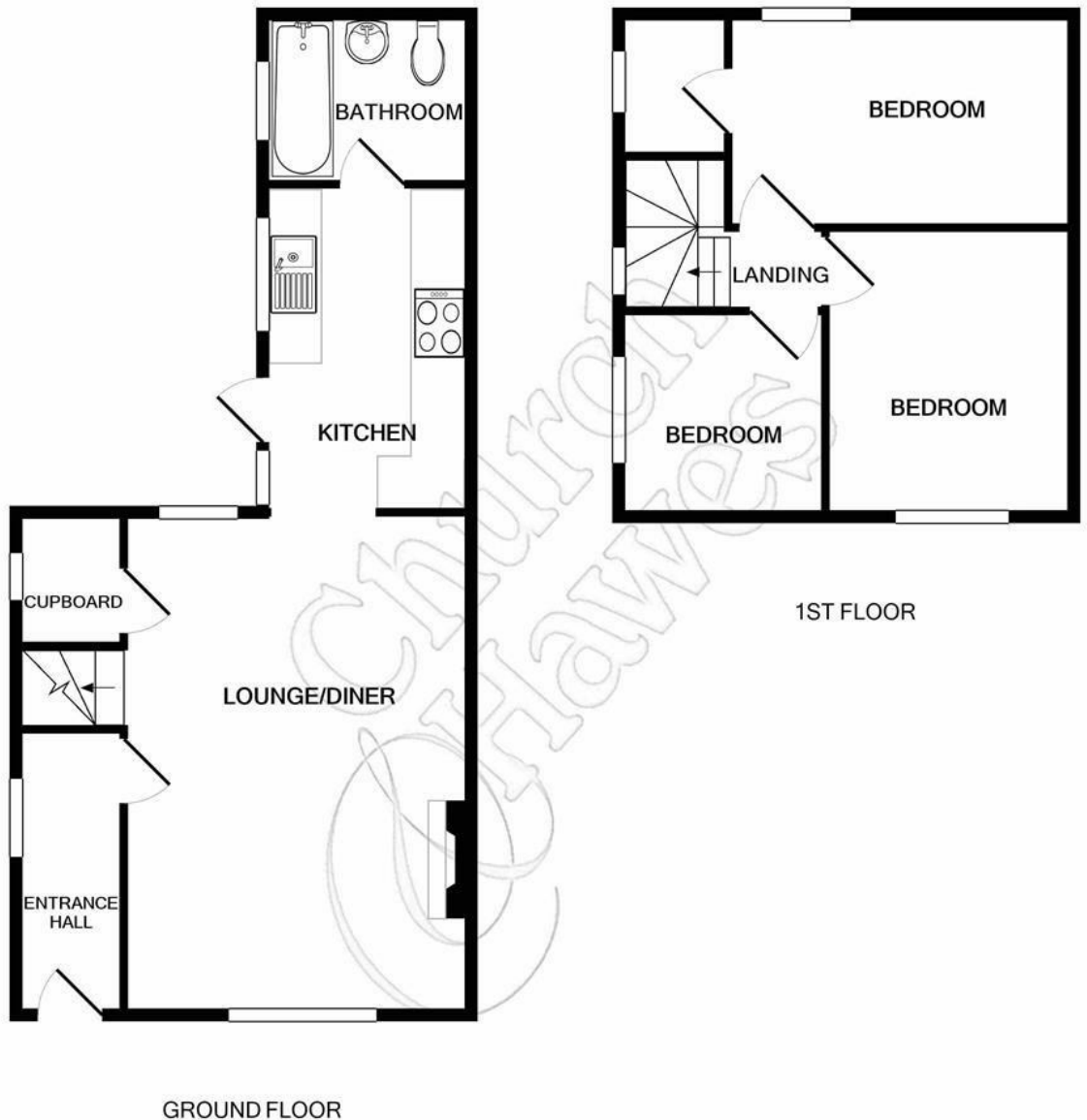
We understand that the current owner has had plans drawn up previously with a view to submit a planning application for the erection of a detached house to the side of the property (please see plan in photographs).

### AGENTS NOTE:

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.

### VILLAGE OF 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.



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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