



Lavender Drive, Southminster CM0 7RX  
Offers invited £439,500

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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### NO ONWARD CHAIN.

Located on the Abbey Homes Development which offers various short cuts into the high street, shops, restaurants and railway station linked to London Liverpool Street.

Originally four bedrooms but now five bedrooms with a conversion to one side of the original double garage.

The ground floor offers a cloakroom/w/c, spacious modern kitchen with excellent size dining area, lounge, study and the converted one side of the double garage, offering an excellent size reception room/fifth bedroom.

The first floor has four good size bedrooms with the principal bedroom being en-suite and a family bathroom.

Externally the property has a good size rear garden with a patio area and neatly laid lawn.

To the front there is the properties drive/parking for four/five vehicles to the garage with up and over door, power and light.

### Entrance hallway

Double glazed entrance door to the hallway, wood effect laminate flooring, radiator and stairs to the first floor landing.

### Cloakroom/w/c

Tiled flooring, part tiled walls, pedestal hand wash basin, close coupled w/c, down lights, expel air and radiator.

### Reception room/potential fifth bedroom.

18'3 x 8'1

An excellent size ground floor reception room/ fifth bedroom. This is a conversion from one side of the original double garage and has wood effect laminate flooring, down lighting, radiator and a double glazed window to the front.

### Kitchen/dining room

28'8 x 9

This is an excellent size room with the kitchen fitted with a range of cream high gloss eye level units, matching base units, drawers and pull out larder. Inset stainless steel sink, built in coffee machine, integrated washing machine, plumbing for dish washer, space for an American style fridge/freezer and a range oven. Down lighting, grey wood laminate flooring running throughout the room, double glazed

double doors to the rear garden, double glazed window to the side and radiator.

The dining area is ample space for a good size family table and chairs, double glazed window to the front and radiator.

### Lounge

16'7 x 11'9

The lounge is a nice size with a white fireplace surround and an inset gas coal effect fire, television point and radiator. Double glazed patio doors and double glazed window to the rear.

### Study

8'13 x 6'9

Wood effect laminate flooring, double glazed window to the rear and radiator.

### Landing

Loft access, walk in linen cupboard with lagged water tank and storage space.

### Bedroom en-suite

14'9 x 10'3

All the bedrooms are good sizes and this has down lighting, wood effect laminate flooring, radiator and a double glazed window to the rear.

En suite tiled walls and flooring, corner shower cubicle, hand wash basin with vanity cupboard below, close coupled w/c, chrome heated towel rail, expel air and a double glazed window to the rear.

### Bedroom

12'9 x 10'4

A nice size double room with a double glazed window to the front, radiator and down lighting.

### Bedroom

12'8 x 7'9

Wood effect laminate flooring, down lighting, double glazed window to the front and radiator.

### Bedroom

9'3 x 9'2

Wood effect laminate flooring, double glazed window to the rear, down lighting and radiator.

### Bathroom

Double shower cubicle with rain and hand held showers, close coupled w/c with space saving hand wash basin above. Tiled walls and flooring, radiator and a double glazed window to the front.

### Rear garden

The garden is a good size comprising of a large patio that runs across the back of the house, double electric power socket and water tap. The remaining garden is laid to lawn with close board fenced boundaries, path and side gate to the front.

### Own drive parking

To the front the property has a part tarmac and shingle driveway, this offers parking for a good four/five vehicles.

### Garage

The garage has an up and over door, power and light.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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#### 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		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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

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