



Pantile Hill, Southminster CM0 7BA
£395,000

To view this property call
01621 734300

SJ WARREN
www.sjwarren.co.uk



The accommodation comprises

Located in the village of Southminster and offering easy access to the shops, restaurants, doctors surgery and the railway station linked to London Liverpool Street Station.

This three bedroom semi detached house offers on the ground floor an excellent size lounge with log burner, open plan dining room, modern kitchen and summer room.

The second floor has three good size bedrooms with views across the allotments to the rear, bathroom and separate w/c.

PLEASE NOTE there are stairs to a third floor loft space(see photographs) offering a large floored area split into two, with a velux window to the rear and eaves storage.

Externally the property has an excellent size south facing in excess of 65ft and to the front its own drive for multiple vehicles to an extended garage in excess of 29 ft.

The remaining frontage is made up of a large lawn, offering the potential to extend the parking considerably if required.

Entrance hallway

Double glazed entrance door to the hallway with new carpet, also to the stairs and landing.

Lounge

16'2 x 12'3

An excellent size lounge also open plan to a good size dining room, dual double glazed windows to the front and a wall mounted electric panel heater with decorative design and television point.

The new carpets run into both these rooms and there is an open and there is an open fireplace with a cast iron wood burner, with the heat rising to the first floor.

Dining room

12'4 x 11'9

As mentioned this is open plan to the lounge and part open to the kitchen, offering plenty of space for a god size family table and chairs. Wall mounted decorative panel heater and double glazed patio doors to the rear.

Kitchen

12'5 x 8'1

The kitchen is fitted with a range of modern white eye level units, matching base and drawer units with

complimentary work surfaces over. Inset one and a half white sink, inset electric hob with above stainless steel extractor and oven below, plumbing for washing machine and integrated dish washer. Matching breakfast bar island with integrated fridge and freezer below.

Summer room/rear lobby.

8'8 x 6'1

Tiled flooring, double glazed windows and door to the rear, built in cupboards to one wall.

Landing

New carpet, double glazed window to the side, stairs to the third floor loft spaces.

Bedroom one

12'1 x 10'6

A good size double room with a double glazed window to the rear overlooking the allotments. Fitted wardrobes to one wall and bridging cupboards with matching bedside cabinets and shelving.

Bedroom two

11'6 x 9'1

Another double room with fitted wardrobes to one wall and a double glazed window to the front.

Bedroom three

8'1 x 7'6

A good third size bedroom with a double glazed window to the front.

Bathroom

Panelled bath with twin grips, walk in shower, pedestal hand wash basin majority tiled walls. White heated towel rail and a double glazed window to the rear.

Rear garden in excess of 65 ft

The property has a really good size garden backing the allotments, commencing with a patio area and gate to the side. The garden is part split level and laid to lawn with some surrounding borders, ornamental pond and close board fenced. Courtesy door to the garage and double outside power sockets.

Drive to garage

The property has a long driveway to the garage, to accommodate multiple vehicles. Extended garage in excess of 29 ft with power and light, up and over door to the front.

Frontage & potential more parking.

The property has a large lawn to the front, this could of course offer the potential to make even more parking if required.



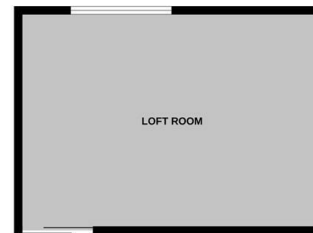
GROUND FLOOR



1ST FLOOR



2ND 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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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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