



Epsom Mews, Southminster CM0 7GG
£275,000

To view this property call
01621 734300

SJ WARREN
www.sjwarren.co.uk

The accommodation comprises

Epsom Mews a quiet Cul De Sac off Tattersalls, which is conveniently located for the train station which is linked to London Liverpool Street Station.

The High Street which is also within walking distance offers an array of shops, restaurants, doctors surgery, primary school and a community swimming pool.

This spacious end of terrace two bedroom house has the benefit over siding onto the playing field, offering views from landing and rear bedroom.

The ground floor has a spacious lounge, kitchen and dining area and on the first floor, two double bedrooms and a family bathroom.

The garden is a good size and if you enjoy entertaining and the sun, then this West facing garden should hit the spot.

To the front the property has its own drive which extends to one side of the property and offers parking for a smaller vehicle.

Entrance and lounge

16'2 max x 12'2

An excellent size lounge with quality fitted wood effect laminate flooring, television point and radiator. Two double glazed windows to the front bringing in bags of natural light, wall mounted thermostatic control for the heating and stairs to the first floor landing.

Kitchen/dining room

15'10" x 8'11"

This once again is a very good size room backing the West facing garden, making it really nice bright and airy. The kitchen is fitted with modern white eye level units with grey trim with back tiling. Matching base units and drawers with complimentary work surfaces over, inset electric hob with above extractor and built in stainless steel oven below. Inset stainless steel sink, plenty of space for a good size upright fridge/freezer, plumbing for a washing machine, double glazed window to the rear and wood effect laminate flooring run throughout the room.

The dining area offers plenty of space for a good size table and chairs, ideal for entertaining and has double glazed single door and side screen windows to garden and a radiator.

Landing

Double glazed window to the side with great views across the open park, built in linen cupboard. Loft access with ladder and mains light operated from the landing switch, part boarded and fully insulated.

Bedroom one

12'5 x 11'5

Both bedrooms are good size double rooms and this has a built in cupboard wardrobe over the stairs, plenty of space for free standing or built in wardrobes. Dual double glazed window to the front again bringing in plenty of natural light and a radiator.

Bedroom two

9'2 x 9'5

Another double room very bright and airy overlooking the West facing garden and having views to the side across the open playing field. Wood effect laminate flooring, double glazed window to the rear and radiator.

Bathroom

Part tiled walls and a panelled shower bath, fitted shower and screen, close coupled w/c, vanity surround with inset sink and vanity cupboards below. Chrome heated towel rail and a double glazed window to the rear.

West facing rear garden

The garden offers a good size outside space and if you enjoy the sun and entertaining, this sunny aspect West facing garden should tick all the boxes. Commencing with a large patio/entertaining area with outside electric points and water tap, lawn and hard standing with shed and garden Arbor (negotiable) ideal for bbqs and a second garden Arbor (negotiable) for storage of garden furniture or similar, path and side gate to the front.

Front/drive

The front and drive/parking will accommodate two vehicles, to the side of the house there is additional pebble parking space but this would only accommodate a small car.



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) A			87
(81-91) B			
(69-80) C		72	
(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			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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