



Hillside Road, Southminster CM0 7AL
£340,000

To view this property call
01621 734300

SJ WARREN
www.sjwarren.co.uk



The accommodation comprises

Located in the village of Southminster which offers an array of shops, restaurants, primary school, community swimming pool, doctors surgery and a rail link to London Liverpool Street Station. This deceptively spacious extended three bedroom detached house offers on the ground floor a shower room/w/c., utility room, spacious kitchen, lounge and a separate dining room. The first floor offers three good size bedrooms and a family bathroom, PLEASE NOTE all the rooms to the rear of the property have excellent views across open countryside. The rear garden is a generous size and to the front the property has two driveways for multiple vehicles to a garage with an up and over door, power and light.

Entrance porch

A good size porch double glazed with a door to the hallway and door to the side.

Entrance hallway

Entrance door to the hallway which has wood effect laminate flooring, stairs to the first floor with understairs recess, wall mounted Hive control for heating.

Ground floor shower room/w/c

Porcelain tiled floor, part black marble effect shower board walls, walk in double shower cubicle, close coupled w/c, hand wash basin with double vanity cupboards below, double glazed window to the side.

Utility room

White eye level units, roll top work surface with plumbing below for washing machine and tumble dryer, double glazed window to the side and radiator.

Kitchen

13'6 x 9'7

A good size room with a range of white high gloss eye level units with back tiling, matching base units and drawers with complimentary work surfaces over. Inset stainless steel sink, plumbing for dish washer, space for gas or electric oven and a fridge/freezer, tiled flooring and down lighting. Wall mounted Vaillant boiler for hot water and heating(not tested) dual sealed units windows to the rear with superb open countryside views and door to the side.

Dining room

9'7 x 8'9

Wood effect laminate flooring and plenty of room for a good size table and chairs. Sealed unit double glazed French doors and side screen window to the rear with excellent countryside views and radiator.

Lounge

13'6 x 9'7

Wood effect laminate flooring, feature fireplace with electric flame fire and double cupboards to one side. Double glazed window to the front, tv point and radiator.

Landing

Loft access and sealed unit double glazed window to the side.

Bedroom one

13'2 x 10'2

Double glazed window to the front, single built in cupboard/wardrobe and radiator.

Bedroom two

Sealed unit double glazed window to the rear with superb views across open countryside and radiator.

Bedroom three

9'1 x 7'5

Double glazed window to the front and radiator.

Bathroom

Tiled flooring and down lighting, panelled bath with twin grips taps and shower attachment, pedestal hand wash basin, close coupled w/c. Sealed unit double glazed window to the rear with countryside views and radiator.

Rear garden

Commencing with a patio area and side path with water tap, door to the garage and door to the entrance porch. Mainly laid to lawn with majority close board fencing and a further patio area to the rear backing the open countryside.

Driveways and garage.

The property has a front lawn with a driveway for two vehicles and to the side of this is a further driveway to the garage for a further two vehicles. The garage has an up and over door, power and light.



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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		83	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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