



Kings Croft, Southminster CM0 7ER  
£475,000

To view this property call  
01621 734300

**SJ WARREN**  
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## The accommodation comprises

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Located conveniently for the high street, shops, restaurants, doctors surgery, primary school and railway station linked to London Liverpool Street Station.

This very spacious five bedroom detached family home offers on the ground floor a good size hallway, cloakroom/w/c, a generous lounge, kitchen/breakfast room, dining room and study.

The first floor offers five excellent size bedrooms, two of which have their own en-suites and a family bathroom.

Externally a very good size established south facing garden and to the front a further lawn, to a detached double garage with dual up and over doors.

OFFERED WITH NO ONWARD CHAIN.

### Entrance hallway.

Double glazed entrance door to a generous hallway. Understairs recess, stairs to the first floor, radiator and a built in cloaks cupboard, double glazed window to the side.

### Cloakroom/w/c

Tiled flooring, close coupled w/c, hand wash basin with vanity cupboards below, radiator and a double glazed window to the front.

### Kitchen/breakfast room

15'6 x 11'3

A good size room with a range of oak fronted eye level units with back tiling, matching base units and drawers with roll top work surfaces over. Built in Neff fan oven, Neff inset gas hob with above extractor, plumbing for washing machine, tumble dryer and dish washer, space for a fridge/freezer and a one and a half stainless steel sink.

Tiled flooring and plenty of space for a breakfast table and chairs, radiator, double glazed window and double glazed double doors to the rear.

### Lounge

16'4 x 12'5

Another lovely size room with a wooden fireplace and surround and gas coal flame effect fire, television point and radiator. Ceiling rose, double glazed window and double glazed double doors on to the rear garden.

### Dining room

11'7 x 9'5

Flat ceiling rose, double glazed window to the front and radiator.

### Study

10'4 x 7'2

Double glazed window to the front, flat ceiling rose and radiator.

### Landing

Loft access, airing cupboard with lagged tank and shelving.

### Bedroom one en-suite

12'4 x 9'7

All the bedrooms are good sizes, plenty of space for free standing or fitted wardrobes. Double glazed window to the front, radiator and door to the en-suite.

En-suite Tiled flooring, walk in shower cubicle, pedestal hand wash basin, close coupled w/c, shaver point/ light and an expel air.

### Bedroom two en-suite

14'8 x 8'9

Double glazed window to the front, radiator and space for bedroom furniture, door to the en-suite.

En-suite Walk in shower cubicle, close coupled w/c, hand wash basin with vanity cupboards below. Double glazed window to the front, radiator and expel air.

### Bedroom three

11'1 x 7'9

Double glazed window to the rear and radiator.

### Bedroom four

11'1 max reduc to 6'11 x 9'3

Double glazed window to the rear and radiator.

### Bedroom five

7'8 x 7'8

Double glazed window to the rear and radiator.

### Bathroom

Tiled flooring, panelled bath, pedestal hand wash basin, close coupled w/c. Part tiled walls, shaver point/light, expel air and a double glazed window to the side.

### Rear garden

A very good size garden and South facing to enjoy those hot summer days. Commencing with a patio/entertaining area with above electric sun canopy and outside water tap, side gate to the front.

The opposite side has storage space and garden shed and the main garden is neatly laid to lawn with established surrounding planting and close board fenced boundaries.

### Frontage, drive and double garage

The property has a good size frontage laid neatly to lawn, its own drive for multiple vehicles to a double detached garage with dual up and over doors.



**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	Target
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>			
Net energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Target
Very environmentally friendly - 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>			
Net environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



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