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60 Crown Way, Southminster, Essex, CM0 7AP

Guide price £289,950

A three bedroom semi detached property on a corner plot, with views from the rear over farmland and scope to extend on the side subject to planning, only one mile from a train station. The property which has already been extended to the rear now offers an open plan kitchen/breakfast room and conservatory/garden room. The lounge is also open plan with a dining area and has french doors which leads to the conservatory/garden room. The property sits well back from the road and provides ample parking to the front.

- Three bedrooms
- Bathroom
- Open plan lounge and dining room
- Open plan kitchen and conservatory
- Ample off street parking
- Scope for extending subject to planning
- Corner plot
- Farmland views to the rear

Distances

Southminster Railway Station (1.0 mile)
Maldon Town Centre (10.9 Miles)
Burnham on Crouch Town Centre (3.5 miles)
Chelmsford City Centre (19 miles)
(All mileages are approximate)

Accommodation

GROUND FLOOR

Entrance Hall

Part glazed entrance door with side screens. Coved ceiling and stairs to first floor. Under stairs storage cupboard housing gas fired boiler.

Open plan Lounge and Dining area

7.02m x 3.63m > 2.77m (23'0" x 11'10" > 9'1")
Window to front. Ornate fireplace with electric fire. Coved ceiling and glazed French doors to conservatory.

Open Plan Kitchen

2.94m x 2.59m (9'7" x 8'5")
Units fitted to eye and base level finished with laminate roll top work surfaces with matching upstands. One and a half bowl sink unit with drainer and mixer taps. Built in oven, microwave, 4 ring hob and extractor over. Integrated tumble dryer. Space for washing machine and dish washer. Coved opening to:

Conservatory/Garden Room

5.18m x 3.17m (16'11" x 10'4")
Glazed French doors and windows overlooking rear garden. Glazed door to side. Tiled floor and breakfast bar leading from kitchen units.

FIRST FLOOR

Landing. Stairs to ground floor. Window to side. Coved ceiling. Access to loft via pull down ladder. Boarded with lighting,

Bedroom One

4.01m x 3.09m (13'1" x 10'1")
Window to front. Coved ceiling. Built in airing cupboard housing hot water cylinder.

Bedroom Two

3.09m x 2.99m (10'1" x 9'9")
Window to rear with farmland views. Coved ceiling.

Bedroom Three

2.85m x 2.36m max (9'4" x 7'8" max)
Window to front. Coved ceiling. Built in storage with hanging rail and separate cabin bed with storage below.

Bathroom

White suite comprising bath with mixer taps and independent shower over, pedestal wash hand basin and low level W.C. Part tiled walls. Coved ceiling with inset lighting.

EXTERIOR

Rear and Side Garden

Commencing with a raised decking area. Remainder laid to lawn. Summer house to side. Outside lighting. Side garden ideal for storage with gate to front.

Front Garden

Mainly gravelled providing ample off street parking with access to the entrance door.

Services

Mains gas central heating, mains water and drainage

Viewings.

Strictly by appointment only through the selling agent Paul Mason Associates on 01621 742310.

Important Notices.

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.