

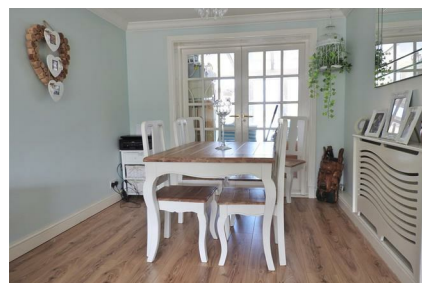
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## 60 Crown Way, Southminster, Essex, CM0 7AP

### 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.