

Paul Mason Associates



Burnham Road, Southminster, CM0 7ES

Guide price £650,000

- Former Baptist Chapel
- Spacious Accommodation Throughout
- Impressive Lounge
- Large Kitchen/Diner
- Utility Room
- Four Bedrooms
- En-Suite and Dressing Room to Bedroom One
- Village Location
- Secluded Rear Garden
- Detached Garage

This beautiful characterful chapel which has been carefully renovated throughout and is situated within the village of Southminster within easy access of shops, restaurants, schools and a railway station which has links to London's Liverpool Street. The accommodation comprises an entrance porch with stunning solid oak entrance doors, leading into the lounge which boasts many original features including columns and full height windows allowing plenty of natural light. Furthermore there is a generous kitchen/diner, inner hallway, utility room and ground floor cloak room. To the first floor there is a landing with doors to bedroom one which is a mezzanine area benefitting from a dressing room and en-suite as well as an oak walkway to a study area, there are a further three bedrooms off the landing and a refitted family bathroom. Externally the property is set back from the main road with feature brick wall boundaries and a paved driveway providing off road parking for numerous vehicles and access via the double wooden gates to a detached garage. The rear garden is low maintenance with a raised paved patio seating area under a pergola. Viewings come highly recommended to fully appreciate the unique accommodation on offer.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	

Approx. Gross Internal Floor Area 1974 sq. ft / 183.40 sq. m

Produced by Elements Property

Distances

Southminster Train Station - 0.4 miles

Ormiston Rivers Academy - 2.3 miles

Southminster Primary School - 0.2 miles

Burnham-On-Crouch - 2.8 miles

Chelmsford - 21 miles

(All mileages are approximate)

Accommodation

GROUND FLOOR

Entrance Porch

Feature double oak doors to front. Tiled flooring. Cast iron radiator. Double oak doors opening to :-

Lounge

9.2m x 6.0m (30'2" x 19'8")

Two windows to front. Three full height part stained glass windows to each side. Inset spotlights. Feature columns. TV point. Feature fireplace with inset multi-fuel burner. Solid oak flooring. Feature cast iron style radiators. Solid oak door to :-

Kitchen/Diner

5.6m x 4.2m (18'4" x 13'9")

Two sash windows to rear. Three sash windows to side. White units fitted to base level with granite work surfaces and matching upstands with 1 1/2 inset sink and drainer. Four ring hob with extractor over and oven below. Inset spotlights. Feature Victorian plaster coving. Marble flooring. Underfloor heating. Door to walk in pantry cupboard with space for dishwasher and American fridge-freezer. Double oak doors leading to rear garden. Cast iron radiator.

Inner Hallway

Inset spotlights to barrel vaulted ceiling. Cast iron radiator. Marble flooring. Two built in storage cupboards. Solid oak doors to :-

Utility Room

2.6m x 1.7m (8'6" x 5'6")

Window to rear. Units fitted to eye and base level with contemporary work surfaces with stainless steel sink and drainer. Space for washing machine and dryer. Wall mounted combi boiler. Radiator.

Cloakroom

Window to front. Two piece white suite comprising concealed WC and wall mounted wash hand basin. Two feature wall recesses with downlights. Marble tiled walls and flooring. Inset spotlights. Radiator.

FIRST FLOOR

Landing

Velux electrically operated windows. Vaulted ceiling with inset spotlights. Cast iron radiator. Solid oak doors to :-

Bedroom One

6.0m x 3.0m (19'8" x 9'10")

Located on the mezzanine floor. Full height part stained glass windows to each side. Solid oak flooring. Oak walkway to study room.

Dressing Area

Velux electrically operated windows. Fitted wardrobes. Cast iron radiator. Solid oak flooring. Solid oak door to :-

En-Suite

Velux electrically operated window. Three piece white suite comprising walk in shower with glass screen,

low level WC and wash hand basin. Part tiled walls. Tiled flooring. Heated chrome towel rail.

Study Room

2.8m x 2.1m (9'2" x 6'10")

Two archtop windows. Galleried over the lounge area. Solid oak flooring.

Bedroom Two

3.9m x 3.3m (12'9" x 10'9")

Velux electrically operated window. Three archtop windows to rear with stained glass panels. Built in wardrobe. TV point. Solid oak flooring. Cast iron radiator.

Bedroom Three

2.7m x 2.7m (8'10" x 8'10")

Velux electrically operated windows. Vaulted ceiling. Built in single cabin bed with double bed and storage below. Cast iron radiator.

Bedroom Four

2.3m x 2.0m (7'6" x 6'6")

Velux electrically operated window. Currently being used as a dressing room. Solid oak flooring. Radiator.

Bathroom

3.2m x 1.6m (10'5" x 5'2")

Velux electrically operated window.

Three piece white suite comprising panelled bath with attachments, concealed WC and wall hung wash hand basin. Part tiled walls. Tiled flooring with underfloor heating. Heated chrome towel rail.

EXTERIOR

Rear Garden

A well maintained low maintenance rear garden which is mainly paved with various decorative shrubs and step up to a pergola seating area with lighting. Brick storage building. Access to detached garage. Double wooden gates providing access to frontage.

Frontage

Set back from the main road with feature brick wall boundaries and a paved driveway providing off road parking for numerous vehicles. Access to garage via double side gates. Outside lighting.

Detached Garage

Electric up and over door. Storage area in roof space. Power and lighting connected.

Services

Gas - Mains

Electric - Mains

Water - Mains

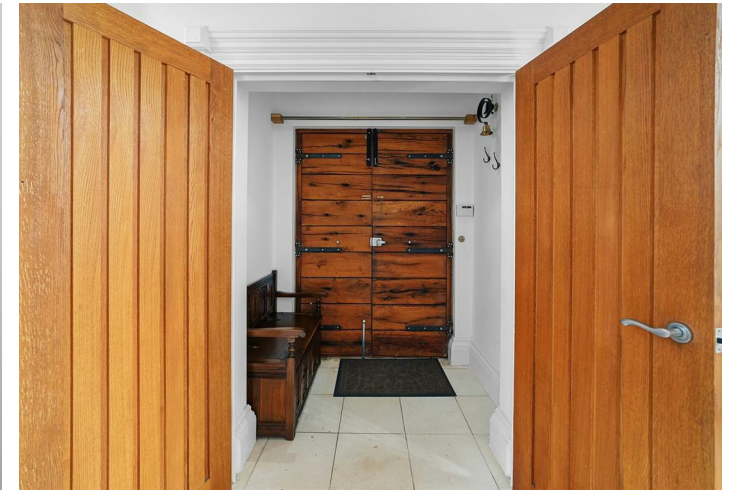
Drainage - Mains

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.



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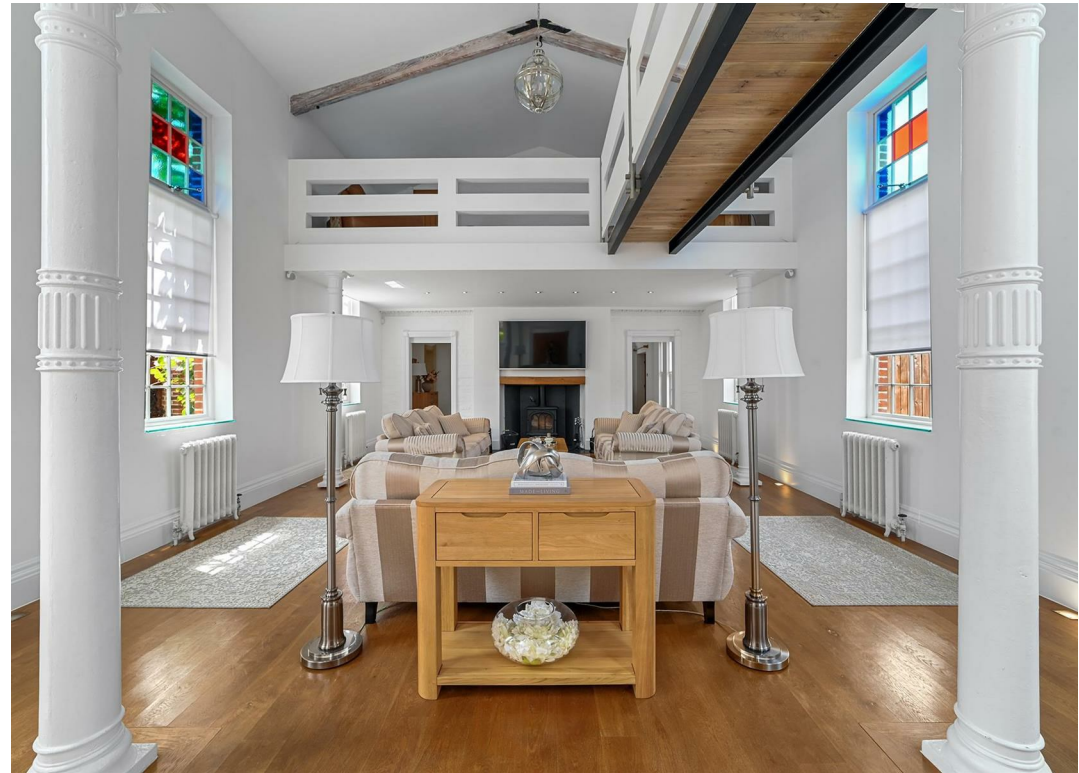
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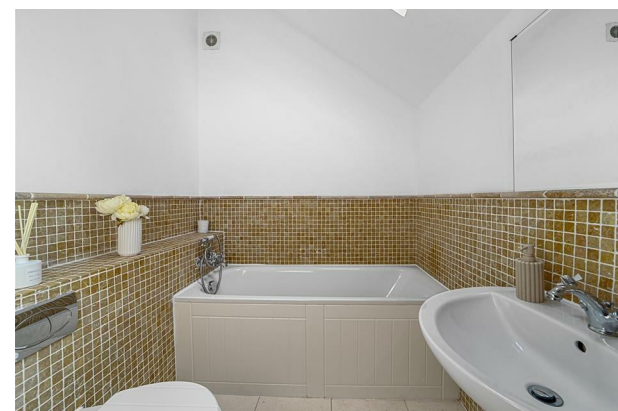
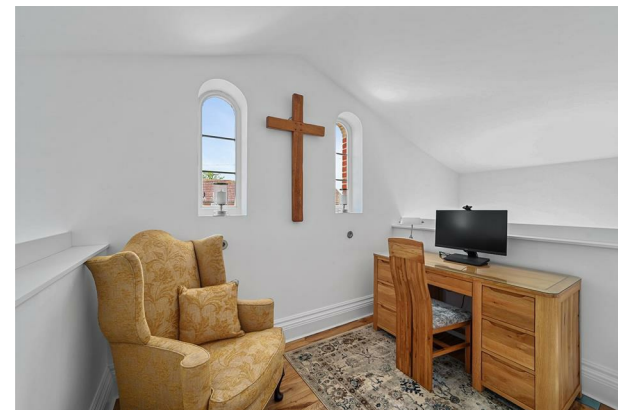
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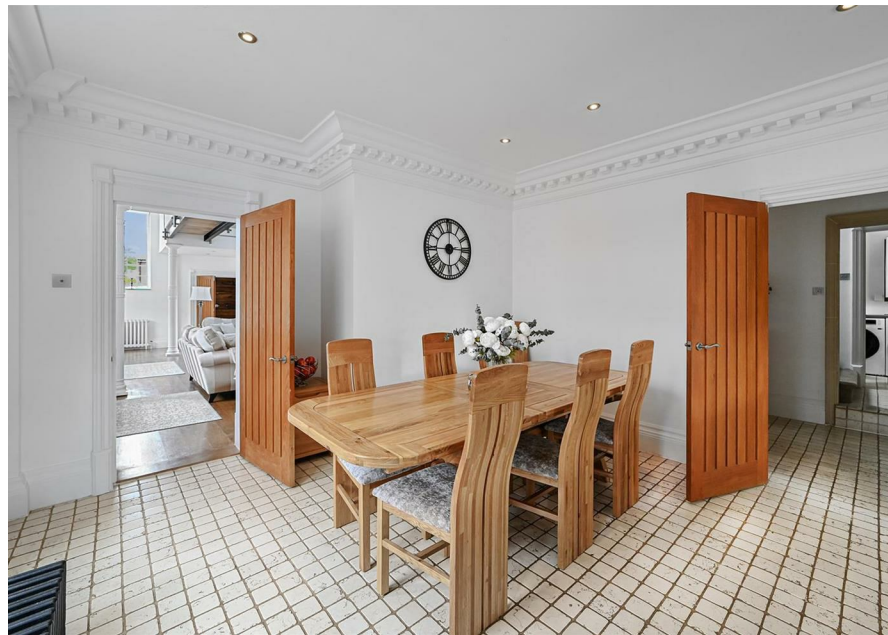
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