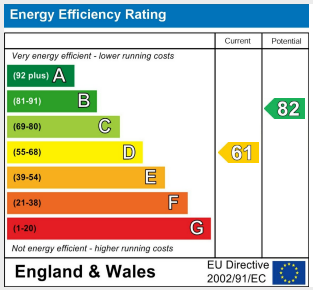
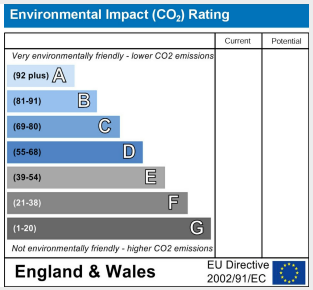
Paul Mason Associates

Kings Road, Southminster, CM0 7EJ

Offers in excess of £475,000

- Spacious Detached Bungalow
- Three Bedrooms
- Generous Frontage With Driveway Parking
- Utility Room
- Two Reception Rooms
- Beautifully Maintained Gardens
- Bathroom and Separate Cloakroom
- Detached Garage
- Conservatory
- EPC - D





This well presented three bedroom detached bungalow boasts spacious accommodation throughout and benefits from a generous well-maintained frontage setting. The property is back from the road and provides off-road parking for numerous vehicles with access to the detached single garage, the remainder is laid to lawn incorporating a pond and decorative flowers and shrubs.

The accommodation commences a generous hallway with access to the three bedrooms, three piece bathroom suite, separate cloakroom, kitchen, conservatory, utility room, lounge and a separate dining room, To the rear of the property is a well maintained rear garden which is mostly laid to lawn with a paved seating area and various trees and shrubs and a timber shed.

The property is located in Southminster, a semi-rural village in the Dengie Peninsula area, popular with commuters due to its train station with links to London. The village also benefits from scenic walks, a primary school, tennis and football club, swimming pool, various shops, restaurants and public houses, something for everyone and ideal for families. The local towns are Burnham-On-Crouch which is within 3 miles, Maldon and South Woodham Ferrers both within 12 miles. The village has many character properties, cottages and Victorian residence. Historically the village was known for its annual horse market, and in the centre, St Leonards Church at the heart of the village dates back to the 15th century.

Ground Floor

Produced by PTEPC Limited. Disclaimer:All floorplans are provided for informational and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way warrant the accuracy of the floorplan information and the floorplan layout and measurements may contain errors and omissions. We are not liable for and do not accept any liability relating to any loss or damage suffered as a direct or indirect result of use of any information You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your full requirements.
Plan produced using PlanUp.

GROUND FLOOR

ACCOMMODATION

Entrance Hall
5.5m x 3.7m (18'0" x 12'1")

Lounge
4.8m x 4.7m (15'8" x 15'5")

Dining Room
3.0m x 2.9m (9'10" x 9'6")

Kitchen
3.3m x 2.9m (10'9" x 9'6")

Conservatory
6.3m x 3.6m (20'8" x 11'9")

Utility Room
3.2m x 2.3m (10'5" x 7'6")

Bedroom One
3.7m x 3.3m (12'1" x 10'9")

Bedroom Two
3.7m x 3.0m (12'1" x 9'10")

Bedroom Three
2.8m x 2.8m (9'2" x 9'2")

Bathroom
2.7m x 2.0m (8'10" x 6'6")

Cloakroom
2.1m x 1.1m (6'10" x 3'7")

EXTERIOR

Garage

Rear Garden

Frontage

Property Services
Gas - Mains
Electric - Mains
Water - Mains
Drainage - Mains
Heating - Gas Central Heating
Local Authority - Maldon District Council

Viewings
Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

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.

Should you be successful in having an offer accepted on a property through ourselves, then there is an administration charge of £25 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.

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Paul Mason Associates Limited Registered in England Number - 6767946
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The Property Ombudsman SALES

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