



CURTIS O'BOYLE

Sales & Lettings

West House Estate, Southminster

CM0 7AZ

£375,000



West House Estate, Southminster CM0 7AZ

An extended semi detached house conveniently situated for Southminster High Street and backing onto allotments. Accommodation includes four bedrooms to the first floor along with a dressing room, family bathroom and ensuite WC. To the ground floor there is a lounge, dining room, separate living room, conservatory, fitted kitchen, large utility room and WC. Rear garden approx. 48 feet in length with double garage size store. Driveway to the front.

ENTRANCE HALL Obscure double glazed door from ENTRANCE PORCH, stairs to first floor.

LOUNGE 13' 4" x 12' 11" (4.06m x 3.94m) Double glazed sliding patio doors to conservatory, coved to smooth ceiling, understairs cupboard.

CONSERVATORY 10' 5" x 8' 5" (3.18m x 2.57m) Double glazed to three aspects. double doors to garden.

DINING ROOM 11' 4" x 10' (3.45m x 3.05m) Double glazed window to front aspect, radiator, coved to smooth ceiling.

LIVING ROOM 18' 7" x 10' 5" (5.66m x 3.18m) Double glazed window to front aspect, double glazed sliding patio doors to rear garden, radiator, coved to smooth ceiling.

KITCHEN 11' 4" x 8' 8" (3.45m x 2.64m) Two double glazed windows to rear aspect, door to rear lobby, range of fitted base and wall units, stainless steel sink unit with mixer tap inset into worktops, tiled splashbacks.

REAR LOBBY Obscure double glazed window to side aspect, door to garden.

UTILITY ROOM 12' 8" x 10' 8" (3.86m x 3.25m) Obscure double glazed door to side aspect, two double glazed windows to rear aspect, fitted wall and base units, stainless steel sink unit inset into worktops, space for washing machine.

WC Obscure double glazed window to side aspect, wash hand basin and close coupled WC.

FIRST FLOOR LANDING Double glazed window to front aspect and radiator on half landing, loft access.

BEDROOM ONE 13' 5" x 9' 10" (4.09m x 3m) Double glazed window to rear aspect, radiator, textured and coved ceiling, fitted cupboard.

BEDROOM TWO 11' x 10' 8" (3.35m x 3.25m) Double glazed window to front aspect, textured and coved ceiling, radiator, door to:

DRESSING ROOM / FIFTH BEDROOM 8' 6" x 7' 11" (2.59m x 2.41m) Double glazed window to rear aspect, radiator, built in cupboard, door to:

ENSUITE WC Obscure double glazed window to rear aspect, pedestal wash hand basin and close coupled WC, tiled splashbacks.

BEDROOM THREE 11' 4" x 7' 8" (3.45m x 2.34m) Double glazed window to front aspect, radiator, smooth ceiling.

BEDROOM FOUR 8' 3" x 7' 8" (2.51m x 2.34m) Double glazed window to rear aspect, radiator, smooth ceiling.

BATHROOM 8' 3" x 6' 7" (2.51m x 2.01m) Obscure double glazed window to rear aspect, radiator, smooth ceiling, panelled bath with shower over, pedestal wash hand basin, close coupled WC, part tiled walls.

REAR GARDEN 48' (14.6m) Approx. Paved patio area, laid to lawn, flower and shrub beds, panelled fencing with gated rear access, gated side access

STORE 19' 2" x 16' 2" (5.84m x 4.93m) Power and light connected. two up and over doors, windows to side and rear.

FRONT Driveway and area laid to lawn with hedging to front.



To view this property call Curtis O' Boyle Estate Agents on **01621 855558**

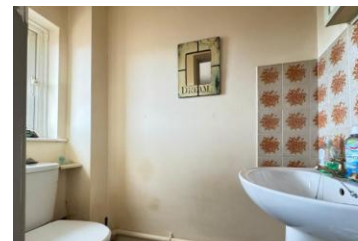


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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