



**Church
Hawes**
churchandhawes.com

Rowan End, Southminster , CM0 7FT
Price £310,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

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Stylish Three-Bedroom Family Home on a Sought-After Modern Development

Beautifully presented throughout, this impressive three-bedroom terraced home is situated within a quiet cul-de-sac on a highly desirable development built in 2015. Offering contemporary living in a convenient location, the property is just a short walk from the heart of Southminster, where you'll find a range of everyday amenities including shops, a post office, doctors' surgery, schools, and a railway station with direct services to London Liverpool Street.

The accommodation has been exceptionally well maintained and is ready to move straight into. A welcoming entrance hall leads to a convenient ground floor cloakroom, a stylish kitchen/breakfast room featuring integrated appliances, and a bright, spacious living/dining room overlooking the rear garden.

Upstairs, the generous landing provides access to three well-proportioned bedrooms and a modern family bathroom. The principal bedroom benefits from its own en-suite shower room, adding a touch of luxury and practicality.

Outside, the property boasts a generously sized, well-maintained rear garden, ideal for relaxing or entertaining, while the front of the home provides two allocated parking spaces.

Combining stylish interiors, generous accommodation, and an excellent location, this superb family home is sure to appeal to a wide range of buyers. Early viewing is highly recommended.

Energy Rating: B.



FIRST FLOOR:**LANDING:****BEDROOM 1: 10'9 x 9'5 (3.28m x 2.87m)****EN-SUITE:****BEDROOM 2: 12'9 x 8'1 (3.89m x 2.46m)****BEDROOM 3: 7'3 x 7'3 (2.21m x 2.21m)****BATHROOM:****GROUND FLOOR:****CLOAKROOM:****KITCHEN/BREAKFAST ROOM: 12'9 x 8'5 (3.89m x 2.57m)****LOUNGE/DINER: 15'7 x 14'8 (4.75m x 4.47m)****EXTERIOR:****REAR GARDEN:**

Fenced, well maintained garden.

FRONTAGE/PARKING:

Two allocated parking spaces in front of the property.

TENURE & COUNCIL TAX BAND:

This property is being sold freehold and is Tax Band C.
Estate Management Contribution: Vendor advises approximately £500 p.a.

VILLAGE OF SOUTHMINSTER:

Southminster is a thriving village benefiting from its rail links into London Liverpool Street Station. The village offers a local primary school, day nursery and pre-school whilst schooling for older children is available in the nearby towns of Burnham-on-Crouch, Maldon and South Woodham Ferrers. There is a local park with an establish tennis club and various sports and social clubs. Shopping facilities include 3 convenience stores, a post office, traditional butcher, coffee shop, hairdressers, doctor's surgery, pharmacy, vet, takeaways and public houses.

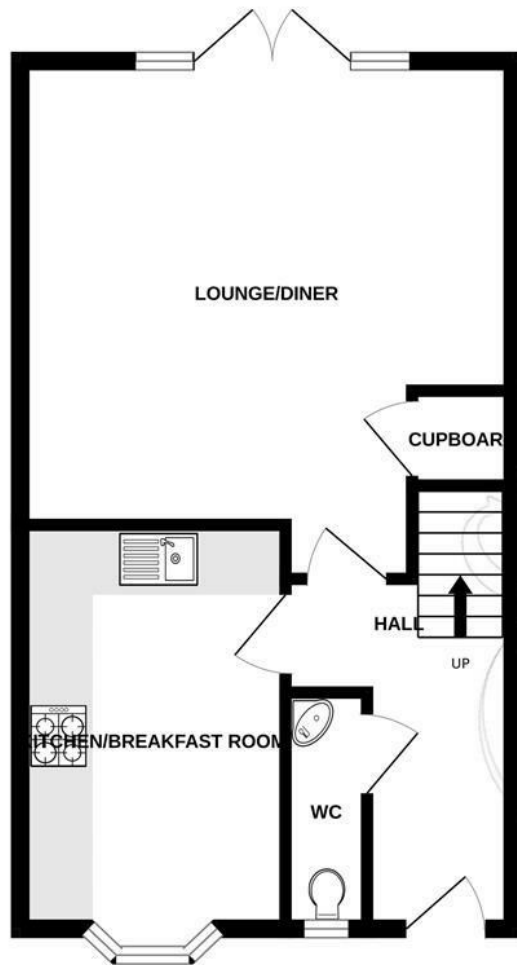
AGENTS NOTE:

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

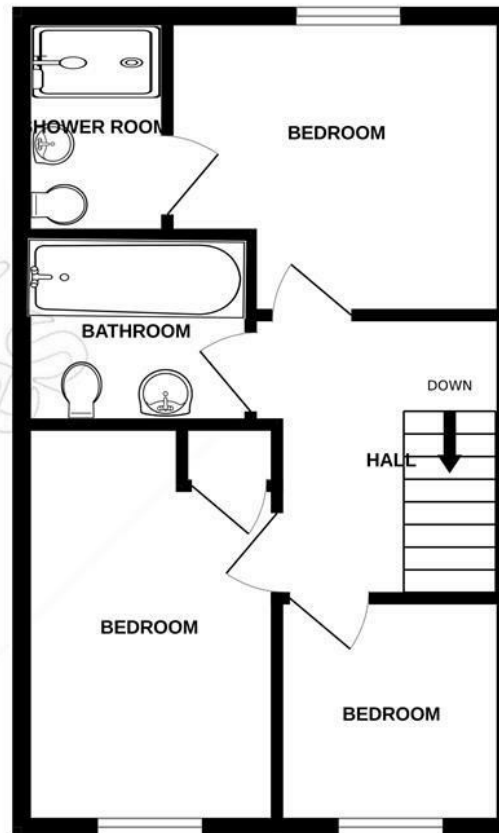




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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