



Hamberts Road, South Woodham Ferrers

STUNNING FAMILY HOUSE: Castle Estate Agents are delighted to offer FOR SALE this very well presented 4 BEDROOM DETACHED HOUSE situated on this quiet sought after road within easy walking distance to, LOCAL SHOPS, RESTAURANTS, STATION, BUS ROUTES and falls into Woodville Primary school catchment.

- 4 Bedrooms
- Low Maintenance Garden
- Off Street Parking
- Excellent Condition
- Woodville School Catchment
- Detached House
- South Facing
- En-Suite Bathroom
- Walk to Train Station
- Walk to Town Centre

£499,995 Freehold

Front aspect

Hard standing off street parking, outside light, gated rear access, shingled and astro turf borders, double glazed door with frosted glass inset to:

Hallway

Luxury vinyl tiled flooring, doors to all rooms, coving, down lighters, stairs to first floor, power points, vertical radiator, double glazed window to side aspect with fitted blinds, storage cupboard.

Cloakroom

Double glazed frosted window to side aspect, radiator in cover, tiled flooring, tiled splash backs, 2 piece White suit comprising of a low level flush toilet and hand wash basin with mixer taps, spot lights.

Lounge 14' by 13' 6" (4m 27cm by 4m 11cm), ()

Double glazed window to the front aspect with fitted blinds, coving, radiator, power points, tv point, Luxury vinyl tiled flooring, built in storage units.

Kitchen/Diner 23' 9" by 11' (7m 24cm by 3m 35cm), ()

Dual aspect double glazed window to the rear and side and door to the rear aspect, Luxury vinyl tiled flooring, White eye level and base level units incorporating an induction hob and over extractor fan and built in double oven, integral dishwasher, washing machine and fridge freezer, Granite work surfaces incorporating a Graphite sunken bowl sink with mixer taps, power points, tv point, matching tiled splash backs, down lighters, vertical radiator, coving.

Play room 8' 4" by 7' 5" (2m 54cm by 2m 26cm), ()

Double glazed window to front aspect with fitted blinds, down lighters, Luxury vinyl tiled flooring, power points, radiator.

Converted garage room 8' 4" by 7' 5" (2m 54cm by 2m 26cm), ()

Luxury vinyl tiled flooring, down lighters, power points and fitted units.



Whilst we endeavour to make our sales particulars as accurate and reliable as possible, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order or have been inspected by ourselves. Please be advised that some of the particulars may be awaiting vendor approval. Please contact us should you have any queries and we will try our utmost to assist.

First floor landing

Doors to all rooms, loft access, power points, down lighters.

Bedroom 1 11' 6" by 9' 8" (3m 51cm by 2m 95cm), (I)

Double glazed window to the side aspect with fitted blinds, coving, power points, tv point, radiator in cover, fitted wardrobes, door to En-suite.



En-suite

3 Piece White suite comprising of a low level flush toilet, floating hand wash basin with mixer taps, shower cubicle with wall mounted mains rainfall shower, down lighters, tiled splash backs, heated towel rail, tiled flooring, double glazed frosted window to side aspect.



Bedroom 2 10' 9" by 9' 3" (3m 28cm by 2m 82cm), (I)

Double glazed window to the front aspect with fitted blinds, power points, radiator in cover, Luxury vinyl tiled flooring.



Bedroom 3 11' 5" by 8' 7" (3m 48cm by 2m 62cm), (I)

Double glazed window to the side aspect with fitted blinds, power points, radiator, coving.



Bedroom 4 7' 8" by 7' 4" (2m 34cm by 2m 24cm), (I)

Double glazed window to the front aspect with fitted blinds, power points, tv point, radiator.

Family bathroom

3 Piece White suite comprising of a low level flush toilet, hand wash basin with mixer taps, panel enclosed P shaped bath with mixer taps and wall mounted mains shower over, tiled splash backs, vinyl flooring, Double glazed frosted windows to the side aspect, down lighters, heated towel rail, extractor fan.



Rear garden

Approx 50ft Large paved area, outside lights, power point and tap, Astro turfed, gated side access, swing set, sun canape, decking area to rear.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C	72	
(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 (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		86
(81-91) B		
(69-80) C	73	
(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	

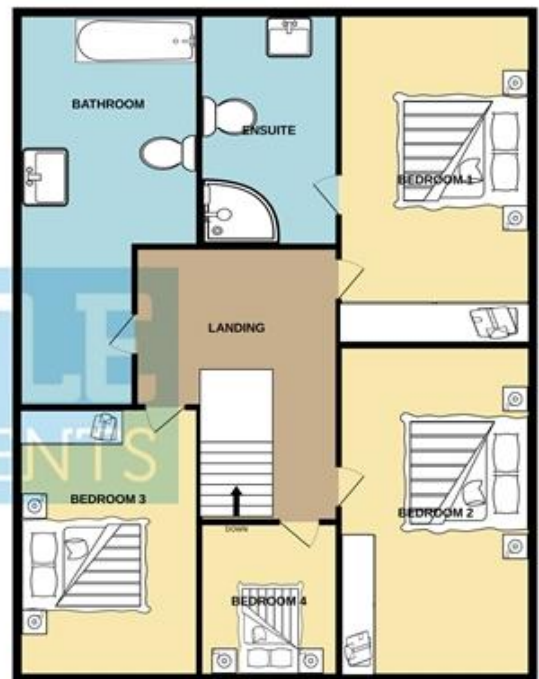


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GROUND FLOOR

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 details 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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