



BRITISH  
PROPERTY  
AWARDS

2020 - 2021  
★★★★★

GOLD WINNER

LETTING AGENT  
IN LEIGH-ON-SEA



BRITISH  
PROPERTY  
AWARDS

2018-2019  
★★★★★

GOLD WINNER

LETTING AGENT  
IN LEIGH ON SEA



BRITISH  
PROPERTY  
AWARDS

2017  
★★★★★

GOLD WINNER

ESTATE AGENT  
IN LEIGH-ON-SEA



## Brent Avenue, South Woodham Ferrers

PRIME LOCATION: Castle Estate Agents are please to offer FOR SALE this delightful THREE BEDROOM semi-detached house set in this quiet cul-de-saq, within a short walk to WOODVILLE PRIMARY SCHOOL, STATION, LOCAL SHOPS, BUS ROUTES and QUICK ACCESS A130, benefiting from OFF STREET PARKING X 2 CARS.

- Three bedrooms
- Quiet cul-de-saq
- Off street parking x 2 cars
- Kitchen/Diner
- Chain free
- Semi-Detached house
- Conservatory
- Garage en block
- Downstairs cloak room
- Great location

**£369,995 Freehold**

## Front aspect

Block paved, gated side access, outside light, double glazed front door with glass inset to PORCH with tiled flooring and frosted leaded window to front aspect.

## Hallway

Doors to all rooms.

## Downstairs wc

2 Piece White suite comprising of a low level flush toilet, hand wash basin in vanity unit, tiled splash backs, double glazed frosted leaded window to front aspect, tiled flooring, radiator.

## Lounge 16' 3" by 14' 1" (4m 95cm by 4m 29cm), (I)

Double glazed leaded dual aspect window to front and side aspect with fitted blinds, wall mounted lights, power points, tv point, coving, spiral stair case to first floor, feature fire place with wood surround tiled hearth and plinth with electric fire inset.

## Kitchen/Diner 16' 3" by 10' 6" (4m 95cm by 3m 20cm), (I)

Double glazed window to rear aspect, double doors to conservatory, stripped lighting, coving, eye level and base level units, roll top work surfaces incorporating a stainless steel sink and single drainer with mixer taps, tiled flooring and laminated wood flooring, space for fridge/freezer, washing machine, dish washer, 4 ring ceramic hob with under oven and over extractor fan, radiator.

## Conservatory 6' by 5' (1m 83cm by 1m 52cm), (I)

Hardwood double glazed window and door to 3 sides, laminated wood flooring and radiator.

## Landing

Doors to all rooms, storage cupboard, power points, loft access.

## Master Bedroom 11' 3" by 8' 6" (3m 43cm by 2m 59cm), (I)

Double glazed leaded window with fitted blind to front aspect, radiator, power points, tv point, up and over fitted wardrobes and draws.



*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.*

## Bedroom Two 11' by 8' 3" (3m 35cm by 2m 51cm), (I)

Double glazed window to the rear aspect, radiator, power points, coving.

## Bedroom 3 10' 2" by 7' 10" (3m 10cm by 2m 39cm), (I)

Double glazed window to the rear aspect, radiator, power points, coving, storage cupboard.

## Bathroom

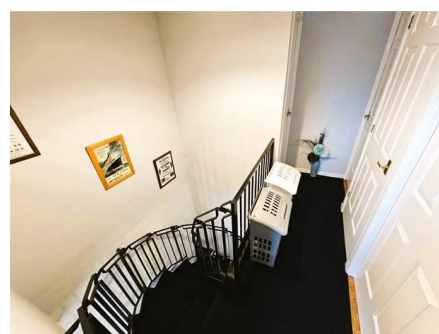
4 Piece White suite comprising of a low level flush toilet, hand wash basin in vanity unit with mixer taps, panel enclosed bath with mixer taps and shower attachment, shower cubicle with wall mounted shower, fully tiled, heated towel rail, frosted leaded double glazed window, tiled flooring.

## Rear garden

Approx 40ft, block paved patio area, mainly laid to lawn, borders and shrubs, outside tap.

## Garage en block

Up and over door and hard standing parking x 2 cars.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

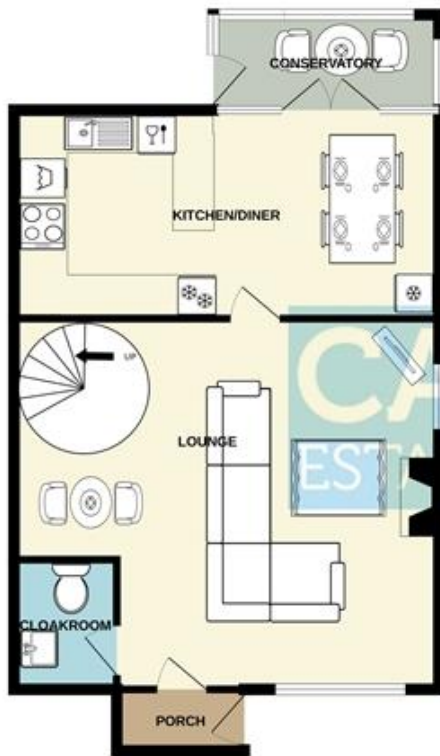
Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		54	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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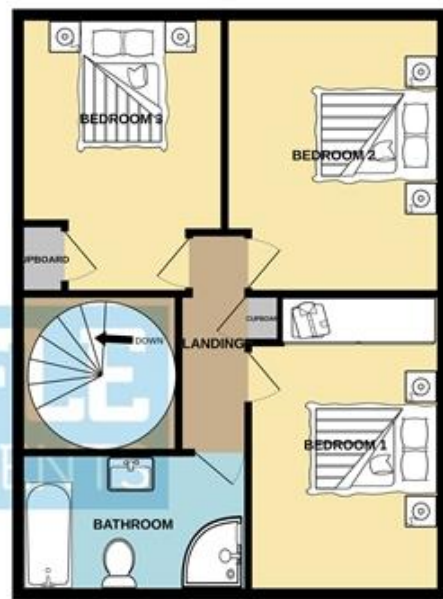


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GROUND FLOOR



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 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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