



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



## Mount Pleasant Road, South Woodham Ferrers

GREATLY EXTENDED: Castle Estate Agents are pleased to offer FOR SALE this LARGE 3/4 bedroom SEMI-DETACHED house set on this popular quiet road in this sought after location which is within walking distance to BUS ROUTES, LOCAL SHOPS, BARS, RESTAURANTS, TOWN CENTER, STATION and quick access A130.

- Semi- Detached House
- Off street parking x 4 cars
- Approx 120ft rear garden
- Easy access to A130
- Walk to town center
- 3/4 Bedrooms
- Large summer house
- West facing
- Walk to Station
- Large extension

**£475,000 Freehold**

## Front aspect

Mature side boarders, outside tap, block paved off street parking x 4 cars, side access to rear garden via double glazed door leading to PORCH with second double glazed door to rear aspect, tiled flooring, open to:

## Kitchen/Breakfast room 16' 3" by 11' (4m 95cm by 3m 35cm), ( )

Double glazed leaded window to the front aspect, eye level and base level units, Roll to work surfaces, tiled splash backs, space for double fridge freezer and dish washer, fitted 5 ring range cooker and over extractor fan, composite 1 1/4 bowl with single drainer with mixer taps, Power points, laminated wood flooring, coving, breakfast bar, storage cupboard.

## Office 12' by 8' (3m 66cm by 2m 44cm), ( )

Double glazed leaded window to the front aspect, laminated wood flooring, coving, power points, tv point.

## Utility room 7' 8" by 3' 6" (2m 34cm by 1m 7cm), ( )

Eye level unit, roll top work surfaces, tiled splash backs, power points, laminated wood flooring, space for washing machine and tumble dryer.

## Dining area 16' by 11' 9" (4m 88cm by 3m 58cm), ( )

Feature fire place with built in log burner, laminated wood flooring, radiator, built in cupboard, power points, open to lounge.

## Lounge 17' 5" by 15' 4" (5m 31cm by 4m 67cm), ( )

2 x vertical radiators, Laminated wood flooring, Tv point, Power points, down lighters, double glazed bi-fold doors to rear aspect, large lantern sky light.

## First floor landing

Doors to all rooms, loft access, radiator.

## Bedroom 1 12' by 10' 2" (3m 66cm by 3m 10cm), ( )

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





## En-Suite

3 piece White suite, low level flush toilet, hand wash basin in vanity unit with mixer tap, shower cubicle with wall mounted mains shower, down lighters, tiled flooring and splash backs, extractor fan, heated towel rail.

## Bedroom 2 13' 2" by 12' 1" (4m 1cm by 3m 68cm), ( )

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

## Bedroom 3 13' by 7' 6" (3m 96cm by 2m 29cm), ( )

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

## Bathroom

Double glazed frosted window to the side aspect, tiled splash backs, heated towel rail, 3 piece white suite comprising of a low level flush toilet, hand wash basin with mixer taps, panel enclosed bath with mixer taps, wall mounted electric shower.

## Rear garden

Approx 120ft West facing, mainly laid to lawn, Paved patio area and decking area to rear, mature shrub borders, outside lights, side access, large summer house to rear with power and lighting, hot tub area.



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.



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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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