



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



## Elm Road, South Woodham Ferrers

MOVE STRAIGHT IN: 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, BARS, RESTAURANTS, STATION, BUS ROUTES and falls into Woodville Primary school catchment.

- 4 Bedrooms
- Low Maintenance Garden
- Off Street Parking 6 cars
- Excellent Condition
- Woodville School Catchment
- Detached House
- Conservatory
- En-Suite Bathroom
- Walk to Train Station
- Walk to Town Centre

**£650,000 Freehold**

## Front aspect

Block paved off street parking x 6 cars, outside light, gated rear access, mature side boarders, roller shutter to storage and converted garage, double glazed door with frosted glass insets and side panel windows to:



## Hallway

Radiator, porcelain tiled flooring with under floor heating, stairs to first floor and under stairs cupboard, coving to ceiling, doors to all rooms.

## Cloakroom

2 Piece White suite with a low level dual flush wc, modern vanity pedestal and wash basin with mixer taps, ceramic tiles to walls and floor with under floor heating, spot lighting and extractor to smooth ceiling.



## Play room/Study 10' 5" by 7' 10" (3m 18cm by 2m 39cm), (I)

Obscured white uPVC double glazed window to flank, spot lighting, radiator and coving to smooth ceiling.



## Dining room 12' 2" by 9' 2" (3m 71cm by 2m 79cm), (I)

uPVC double glazed bay window to front, radiator, coving to smooth ceiling, double bi-fold doors to;



## Lounge 21' 1" by 12' 2" (6m 43cm by 3m 71cm), (I)

Obscured white uPVC double glazed windows to flank, modern gas fireplace with limestone surround and hearth, two radiators, coving to smooth ceiling, uPVC double glazed bi-fold doors to rear, power points and tv point.



*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.*

### **Kitchen/Diner** 17' 3" by 12' 6" (5m 26cm by 3m 81cm), (I)

Bright and spacious room refitted with a range of modern base cupboards and drawers integrated dishwasher, wine cooler, range cooker with a stainless steel extractor over, black granite work surface, range of matching wall cabinets and island with breakfast bar seating for four, under mounted stainless steel 1.5 bowl sink and drainer with mixer taps, range of display cabinets, porcelain tiled flooring with under floor heating, spot lighting and coving to smooth ceiling, door to utility and open to;



### **Conservatory** 17' 4" by 6' 8" (5m 28cm by 2m 3cm), (I)

Two radiators, porcelain tiles floor with under floor heating, French doors to rear garden, discrete track lights, double glazed roof and window to 3 sides.



### **Utility room** 7' 10" by 6' 7" (2m 39cm by 2m 1cm), (I)

Work surface, space for appliances below, wall mounted gas central heating boiler, spot lighting and coving to smooth ceiling.



### **First floor landing**

Spacious area, loft access, airing cupboard housing hot water cylinder and linen storage, coving to smooth ceiling, doors to;

### **Bedroom 1** 13' 9" by 10' 9" (4m 19cm by 3m 28cm), (I)

uPVC double glazed window to front, radiator, smooth ceiling, door to;



### **En-suite** 8' 10" by 6' 8" (2m 69cm by 2m 3cm), (I)

maximum. 'L' shaped, obscured uPVC double glazed window to front, double shower enclosure with sliding glass doors, modern pedestal wash basin, low level dual flush wc, ceramic tiles to walls, heated towel rail, spot light and extractor to smooth ceiling.

### **Bedroom 2** 16' 1" by 15' 2" (4m 90cm by 4m 62cm), Max

uPVC double glazed window to front, radiator, coving to smooth ceiling.



*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 3 11' 5" by 9' 5" (3m 48cm by 2m 87cm), ( )

uPVC double glazed window to rear, radiator, smooth ceiling.

### Bedroom 4 10' 10" by 7' 1" (3m 30cm by 2m 16cm), ( )

uPVC double glazed window to rear, radiator, coving to smooth ceiling.

### Family bathroom 8' 8" by 8' 2" (2m 64cm by 2m 49cm), ( )

Obscured uPVC double glazed window to rear, refitted with modern bath suite comprising of bath with mixer taps, pedestal wash basin with mixer taps, low level dual flush wc, corner shower enclosure with sliding glass doors, chrome heated towel rail, ceramic tiles to walls, tiled effect soft flooring, extractor and spot lighting to smooth ceiling.

### Rear garden

Approx 50ft approximately, commencing with a patio dining area, further raised decked patio area to rear, Astro turf, a range of shrub boarders, shed to side passage with access to front of property and further gated side access.

### Garage remainder area

Storage area with door to front.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	48	
(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		78
(55-68) D		
(39-54) E	59	
(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	

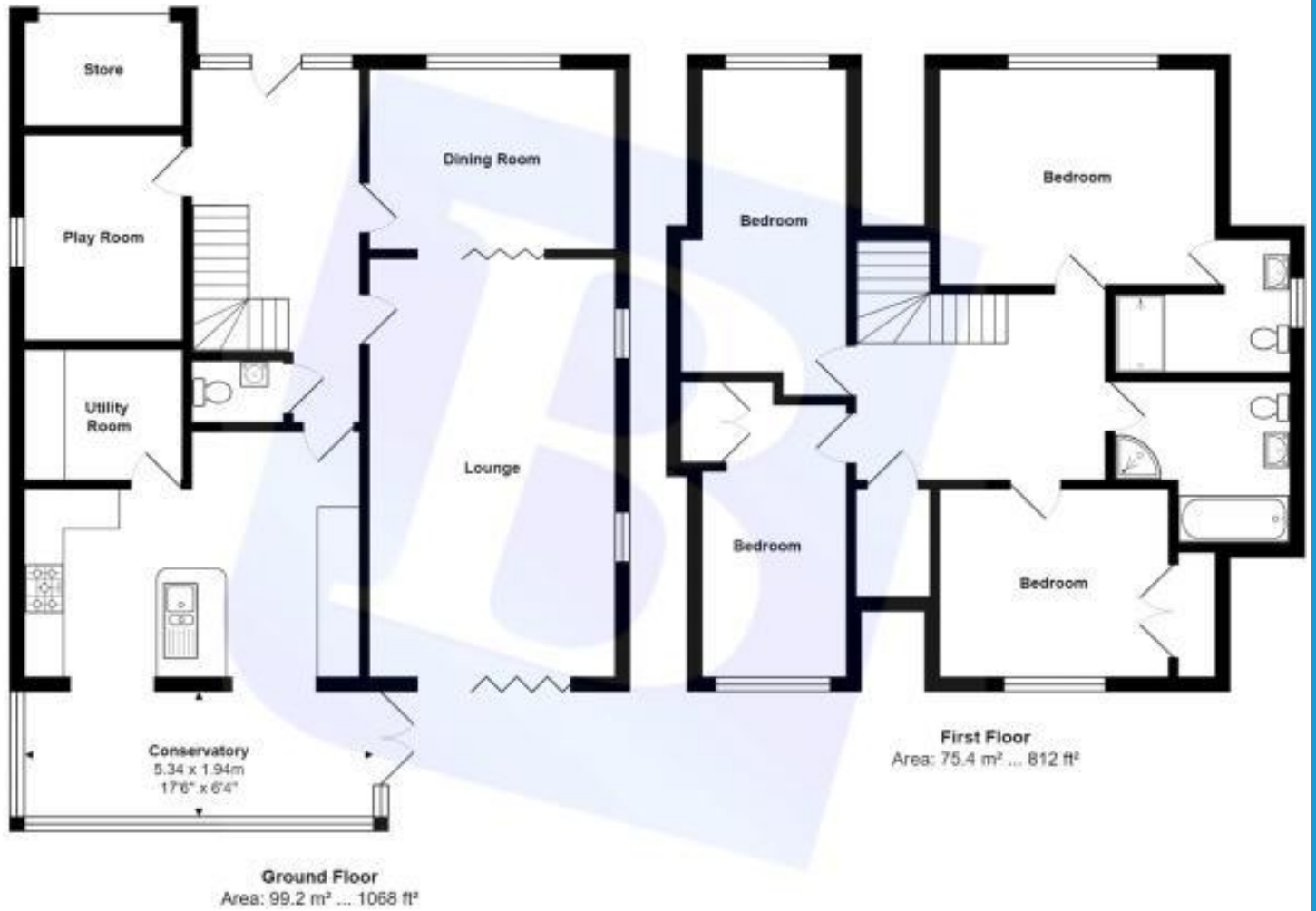
Whilst we endeavour to make our sales particulars as accurate and reliable as possible, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply 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.



*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.*



*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.*



**Ground Floor**  
Area: 99.2 m<sup>2</sup> ... 1068 ft<sup>2</sup>

**First Floor**  
Area: 75.4 m<sup>2</sup> ... 812 ft<sup>2</sup>

**Total Area: 174.7 m<sup>2</sup> ... 1880 ft<sup>2</sup>**

All measurements are approximate and for display purposes only.

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.