



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



## Hullbridge Road, South Woodham Ferrers

LUXURY LIFESTYLE LIVING: Castle Estate Agents are pleased to offer FOR SALE this Absolutely stunning SIX DOUBLE BEDROOM DETACHED family home located in one of the areas most desirable locations being within easy WALKING DISTANCE TO SOUTH WOODHAM MAINLINE STATION direct to LIVERPOOL STREET.

- Six Double bedrooms
- Off street parking x 10 cars
- Studio flat
- Kitchen/Diner/Family room
- Garden Bar Room
- Detached house
- Swimming Pool
- 2 Bedroom Annex
- Excellent condition
- Approx 150ft rear garden

**£1,100,000 Freehold**

## Front aspect

Block paved driveway providing ample off street parking for 10 cars, external lighting and power points, mature feature shrub borders, side gated access to rear garden, double glazed front door with frosted glass inset opening into:

## Entrance hall

Hallway is full depth of the house and has tiled flooring, smooth ceiling, 2 x radiators, stairs to first floor landing, power points and doors to all rooms, down lighters, coving, under stair cupboard, 2 x storage cupboards, double glazed velux window to ceiling.

## Downstairs W.C

Two-piece White suite comprising of a low level flush toilet, wall mounted hand wash basin, radiator in cover, frosted double glazed leaded window to front aspect, fully tiled, tiled flooring.

## Utility room 7' by 6' 5" (2m 13cm by 1m 96cm)

Tiled flooring, smooth ceiling, Cream eye level and base level units, tiled splash backs, coving, down lighters, power points, double glazed window, roll top work surfaces, radiator, stainless steel sink and single drainer with mixer taps, frosted double glazed leaded window to front aspect, spaces for washing machine and dryer.

## Lounge 17' by 15' 7" (5m 18cm by 4m 75cm), ()

Good sized light and airy lounge with Bi-Fold doors to the kitchen/family/dining room, radiator, coving, ceiling rose, tv point, smooth ceiling with inset down lighters, tiled flooring, wall mounted lights.



*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/family room** 30' 5" by 16' 3" (9m 27cm by 4m 95cm), (I)

Fabulous kitchen/family room with three separate areas, Bespoke contemporary kitchen fitted in 2023 with a range of base and eye level units finished in Grey with matching Quartz work surfaces with matching Central Island featuring a 7-hob gas range cooker, with over extractor fan, 1 and ¼ stainless steel sunken sink with mixer taps, tiled flooring, smooth ceiling with down lighters, space for American fridge/freezer, breakfast bar, integral dishwasher and double glazed Bi-Fold doors giving beautiful views of the rear garden and pool with matching blinds, 2 x ceiling lanterns, double glazed window to rear aspect, tiled splash backs, air conditioning unit, tv and power points, built in larder, hanging lights.



## **Bedroom 1** 16' by 13' 2" (4m 88cm by 4m 1cm), (I)

Coving, double glazed French doors to the rear aspect and pool, radiator, power points and tv point, down lighters, open to:



## **Dressing room** 8' 6" by 5' (2m 59cm by 1m 52cm), (I)

Matching fitted wardrobes with down lighters, leading to:

## **En-suite**

New Full sized En-Suite shower room fitted this year comprising of a large shower with wall mounted mains shower and mixer taps, low level flush toilet, double hand wash basins with under vanity units and mixer taps, tiled flooring, matching tiled walls double glazed frosted window to side aspect, down lighters, extractor fan.



## **Bedroom 2** 16' 6" by 10' 8" (5m 3cm by 3m 25cm), (I)

Radiator, double glazed leaded window to front aspect, wall mounted lights, power points, tv point, fitted wardrobe, door to:

## **En-Suite**

Shower room comprising of a shower cubicle with wall mounted mains shower, low level flush toilet, hand wash basin with mixer taps, tiled flooring, matching tiled walls, down lighters, extractor fan.



*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** 12' 7" by 10' 9" (3m 84cm by 3m 28cm), (I)

Radiator, double glazed sky light, power points, tv point, fitted wardrobe, tiled flooring, coving,



### **Bedroom 4** 10' 7" by 8' 8" (3m 23cm by 2m 64cm), (I)

Radiator, double glazed leaded window to front aspect, power points, tv point, fitted wardrobe, laminated wood flooring.



### **Bedroom 5/Study** 12' 7" by 8' (3m 84cm by 2m 44cm), (I)

Coving, ceiling rose, power points, alcove, radiator.



### **Family bathroom**

3-Piece White suite comprising of a panel enclosed bath with shower over, low level flush toilet, tiled floor, hand wash basin with mixer taps, matching tiled walls, ladder style towel rail, smooth ceiling, down lighters, coving, fitted matching cupboards, extractor and frosted double glazed window to side aspect.



### **First floor landing**

Double glazed skylight, eves storage, power points, leading to:

### **Bedroom 6** 14' by 14' (4m 27cm by 4m 27cm), (I)

2 x large velux to rear aspect, down lighters, power points, tv point, radiator, door to:

### **En-Suite**

Wet shower room comprising of a wall mounted mains shower, low level flush toilet, hand wash basin with mixer taps, matching splash backs, down lighters, extractor fan.



*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.*

## Rear garden

Approx 150ft, Well maintained Stunning garden commencing with a large paved patio area with a 32ft x 18ft heated swimming pool with diving board, sliding door to pump room, mainly laid to lawn, selection of mature borders and shrubs, large wood shed, large brick built work shop to rear, bar room, outside toilet, Annex and gate side access.

Simply must be seen to be appreciated.



## Studio flat with private entrance 19' 7" by 11' 3" (5m 97cm by 3m 43cm), (I)

Newly Converted & refurbished in 2023 with Coving, down lighters, double door with frosted glass insets to side aspect, double glazed dual aspect leaded windows to front and side aspect, power points, T.V point, Luxury Vinyl Tile flooring, radiator & good sized kitchen area with Cream eye level and base level units, roll top work surfaces, stainless steel sink and single drainer and mixer taps, space for fridge freezer, washing machine, 4-ring ceramic hob with under oven and over extractor fan, tv point, tiled splash backs, door to En-Suite with Shower room comprising of a shower cubicle with wall mounted mains shower, low level flush toilet, hand wash basin with mixer taps, tiled flooring, matching tiled walls, down lighters, extractor fan.



## Garden Bar Room

Down lighters, hardwood doors and windows to front aspect, base level units, roll top work surfaces, stainless steel sink and single drainer with mixer taps, power points, tv point, space for fridges.



## Outside pool toilet

Power and lighting, 2 piece White suite comprising of a low level flush toilet and hand wash basin in vanity unit with mixer taps.

## Brick built work shop

Double hard wood doors and windows, power, lighting, shelved and boarded.



## Annex Entrance hallway

double glazed door with frosted glass insets, doors to all rooms, laminated wood flooring, down lighters.

*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.*

**Annex Lounge/Kitchen/Diner** 15' 7" by 10' 4" (4m 75cm by 3m 15cm), ( )

Open plan, 2 x double glazed windows to front aspect, laminated wood flooring, power points, tv point, radiator, White eye level and base level units, roll top work surfaces, stainless steel sink and single drainer with mixer taps, 4-ring electric hob with under oven and over extractor fan, space for fridge and washing machine.



**Annex bedroom 1** 8' 1" by 8' 1" (2m 46cm by 2m 46cm), ( )

Double glazed leaded window to front aspect, power points, tv point, laminated wood flooring, radiator, mirrored fitted wardrobe.



**Bedroom 2** 8' 1" by 8' 1" (2m 46cm by 2m 46cm), ( )

Double glazed leaded window to front aspect, power points, tv point, laminated wood flooring, radiator, mirrored fitted wardrobe.



**Annex shower room**

Shower room comprising of a shower cubicle with wall mounted mains shower, low level flush toilet, hand wash basin with mixer taps, tiled flooring, matching tiled walls, down lighters, extractor fan.



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.*





*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

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.  
Made with Metropix ©2024

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.