



Albert Road, South Woodham Ferrers

BEAUTIFULLY PRESENTED: Castle Estate Agents are delighted to offer FOR SALE this very well presented 3 BEDROOM DETACHED HOUSE situated on this quiet sought after road within easy walking distance to LOCAL SHOPS, BARS, RESTAURANTS, BUS ROUTES and STATION benefiting from OFF STREET PARKING X 2 CARS.

- 3 Double bedrooms
- Lounge/Diner
- Detached garage
- Walk to Station
- Walk to local schools
- Detached house
- Off street parking x 2 cars
- Great sized garden
- Potential to extend STPP
- Impeccable condition

£439,995 Freehold

Front aspect

Hard standing off street parking x 2 car to rear, outside lights, gated side access, mature shrub borders, laid to lawn, double glazed door to rear with frosted glass inset to:

Hallway

Laminated wood flooring, doors to all rooms, stairs to first floor, power points, radiator,

Cloakroom

Double glazed frosted window to side aspect, heated towel rail, laminated flooring, tiled splash backs, 2 piece White suit comprising of a low level flush toilet and hand wash basin in vanity unit with mixer taps, down lighters.

Lounge/Diner 16' 3" by 14' (4m 95cm by 4m 27cm), ()

Double glazed French doors to the side aspect and double glazed windows to front and rear aspect with fitted blinds, radiator, power points, tv point, built in feature electric fire place.

Kitchen/Diner 10' 4" by 9' 4" (3m 15cm by 2m 84cm), ()

Double glazed window to the front aspect with fitted blinds, laminated flooring, White high gloss eye level and base level units incorporating a 4 ring gas cooker with over extractor fan, integral fridge/freezer and dishwasher, space for washing machine, hardwood work surfaces incorporating a sunken stainless steel 1 1/4 bowl sink with mixer taps, power points, tiled splash backs and radiator.

First floor landing

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

Bedroom 1 12' 2" by 11' 3" (3m 71cm by 3m 43cm), ()

Double glazed window to the front aspect with fitted blind, power points, free standing mirrored wardrobes.



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 2 11' 2" by 9' (3m 40cm by 2m 74cm), (I)

Duel aspect double glazed window to the front aspect with fitted blinds, power points, Fitted wardrobes, radiator. .

Bedroom 3 9' by 8' (2m 74cm by 2m 44cm), (I)

Duel aspect double glazed window to the front aspect with fitted blinds, power points, radiator.

Family 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 rain fall shower over, fully tiled splash backs, tiled flooring, Double glazed frosted windows to the rear aspect, down lighters, heated towel rail.

Garden

Approx 60ft x 60ft, wrap around garden, paved patio to rear, two tear, shingled area, outside lights and tap, mainly laid to lawn, shrub boarders, gated side access. POTENTIAL TO EXTEND STPP double glazed door to:

Garage

With power, lighting and up and over door.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	84
England & Wales		
EU Directive 2002/91/EC		

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	70	84
England & Wales		
EU Directive 2002/91/EC		

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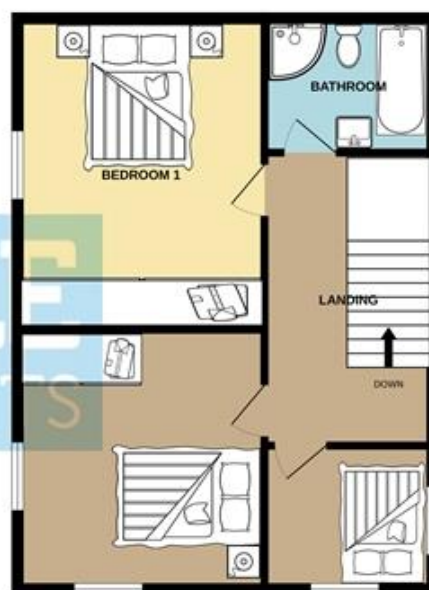


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GROUND FLOOR

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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