



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



## Shirebourn Vale, South Woodham Ferrers

Castle Estate Agents are delighted to present this 4 BEDROOM, 3 BATHROOM, DETACHED family house situated in a highly sought after road within close proximity to fantastic walks, local Schools, the town centre and the train station.

- 4 Bedrooms.
- 3 Bathrooms.
- Walk to station,
- Double length garage.
- Sought after road.
- 2 Receptions.
- West facing garden.
- Walk to town centre.
- Walk-in wardrobe.
- No onward chain.

**£475,000 Freehold**

## Front aspect

Hard standing off street parking to the front of the property, gated side access, stone verge, double glazed PVC front door with frosted glass inset to:

## Hallway

Hard wood flooring, door to Kitchen/dining area/conservatory, door to Cloakroom, stairs to the first floor, power points and radiator.

## Cloakroom

Hard wood flooring, low level flush toilet, hand wash basin, radiator, extractor fan

## Kitchen 18' by 9' (5m 49cm by 2m 74cm), (I)

Double glazed bay window to the front aspect, Venetian blinds, tiled flooring, Kitchen island with a 4 ring gas hob and oven below and extractor fan above, eye level and base level units, double stainless steel sink with mixer taps, space for washing machine and dryer, integrated Fridge & Freezer and wine rack. Leading to:

## Dining area/conservatory 14' by 9' (4m 27cm by 2m 74cm), (I)

Ceiling fan with light fitting, double glazed windows to the rear aspect, PVC patio doors to rear garden, tiled flooring, power points, radiator

## First floor landing

Doors to: Lounge & Bedrooms 3 & 4, double glazed window to the rear aspect and a Velux window to the rear aspect, carpeted, stairs to the 2nd floor.

## Lounge 19' by 10' (5m 79cm by 3m 5cm), (I)

Double glazed Bay window to the front aspect, double glazed window to the rear aspect, feature fireplace, 2 radiators, laminated wood flooring, 2 x 3 bulb light fitting, power points, tv points, Venetian blinds.



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 4** 8' by 6' (2m 44cm by 1m 83cm), (I)

Double glazed window to the front aspect, light pendant, laminated wood flooring, radiator, power points, Venetian blinds.

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

Double glazed window to the rear aspect, Venetian blinds, light pendant, radiator, laminated wood flooring, power points.

### **1st floor Family Bathroom**

Double glazed frosted window to the front aspect, shower cubicle, low level flush toilet, hand wash basin, radiator, extractor fan, laminated wood flooring.

### **2nd Floor landing**

Carpeted, Velux window to the rear aspect, carpeted, power points, doors to: Master Bedroom, 2nd Bedroom and 2nd floor family Bathroom.

### **Master Bedroom** 14' by 9' (4m 27cm by 2m 74cm), (I)

Double glazed bay window to the front aspect, ceiling fan with 3 bulb light fitting, radiators, laminated wood flooring, power points, access to walk in wardrobe.

### **Dressing Room** 6' by 8' (1m 83cm by 2m 44cm), (I)

Velux window to rear aspect, power points, laminated wood flooring, wall that separates from the master bedroom with glass insets.

### **Bedroom 2** 15' by 9' (4m 57cm by 2m 74cm), (I)

Double glazed window to the front aspect, Venetian blinds, radiator, laminated wood flooring, power points, single pendant light, Velux window to the rear aspect.

### **2nd floor family bathroom**

Velux window to the front aspect, tiled splash backs, low level flush toilet, hand wash basin, enclosed bath with mixer taps, laminated wood flooring, vanity unit.



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## Garage

Double length garage, up and over door to front aspect, power and lighting and eaves storage above.

## Rear garden

Approx 50ft rear west facing garden, laid to lawn with a Indian stone patio area, wood chip area, side access, power points and water hose pipe, mature shrub borders, access to garage.

## Rear garden



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		
	65	80
England & Wales	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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	68	80
England & Wales	EU Directive 2002/91/EC	

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