



**BRITISH
PROPERTY
AWARDS**

2024 - 2025

★ ★ ★ ★ ★

GOLD WINNER

LETTING AGENT
IN SOUTH EAST
(SOUTH ESSEX)



**BRITISH
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GOLD WINNER

LETTING AGENT
IN LEIGH-ON-SEA



**BRITISH
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GOLD WINNER

ESTATE AGENT
IN LEIGH-ON-SEA



Hamberts Road, South Woodham Ferrers

BEAUTIFUL FAMILY HOUSE: Castle Estate Agents are delighted to offer **FOR SALE** this well presented 4 BEDROOM DETACHED HOUSE situated on this quiet sought after road within easy walking distance to, LOCAL SHOPS, RESTAURANTS, STATION, BUS ROUTES and falls into Woodville Primary school catchment.

- 4 Bedrooms
- Low Maintenance Garden
- Off Street Parking
- Great Condition
- Woodville School Catchment
- Detached House
- Dining Room
- Garage
- Walk to Train Station
- Walk to Town Centre

£450,000 OIEO Freehold

Front aspect

Hard standing off street parking to the side of the property, outside light, gated rear access, grass verge, double glazed door with frosted glass inset to:

Hallway

Laminated tiled flooring, doors to Lounge, WC & Dining room, coving, down lighters, stairs to first floor, power points, radiator, storage cupboard.

Cloakroom

Double glazed frosted window to front aspect, radiator, tiled flooring, half wood panel walls, 2 piece White suit comprising of a low level flush toilet and hand wash basin.

Lounge 17' by 11' (5m 18cm by 3m 35cm), (I)

Double glazed sliding patio doors to rear aspect, coving, radiator, power points, TV point, Luxury Laminated flooring, spot lights, Double glazed window to front aspect access to Kitchen.

Kitchen 10' by 13' 7" (3m 5cm by 4m 14cm), (I)

Double glazed window and door to the rear aspect, tiled flooring, eye level and base level units incorporating an induction hob, over extractor fan and built in oven, boxed edge work surfaces incorporating a stainless steel sink with single drainer and mixer taps, power points, matching tiled splash backs, radiator, wine rack, wall mounted boiler, space for fridge freezer and washing machine, spot lights.

Dining Room 10' by 10' 2" (3m 5cm by 3m 10cm), (I)

Double glazed window to the front aspect, coving, power points, laminated wood flooring, radiator, spot lights.

First floor landing

Doors to all rooms, loft access, power points, 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.

Bedroom 1 11' by 11' 3" (3m 35cm by 3m 43cm), (I)

Double glazed window to the front aspect with fitted blinds, coving, power points, radiator fitted wardrobes, carpeted.



Bedroom 2 11' by 11' 14" (3m 35cm by 3m 71cm), (I)

Double glazed window to the front aspect with fitted blinds, power points, tv point, coving, radiator, carpeted.



Bedroom 3 10' by 7' 7" (3m 5cm by 2m 31cm), (I)

Double glazed window to the rear aspect with fitted blinds, power points, radiator, coving, fitted wardrobe.

Bedroom 4 8' 6" by 8' 3" (2m 59cm by 2m 51cm), (I)

Double glazed window to the rear aspect with fitted blinds, power points, radiator, carpeted.



Family bathroom

3 Piece White suite comprising of a low level flush toilet, hand wash basin with mixer taps in vanity unit, panel enclosed bath with mixer taps and wall mounted mains shower over, tiled splash backs, tiled flooring, Double glazed frosted windows to the rear aspect, down lighters, heated towel rail, coving, extractor fan.

Rear garden

Approx 60ft Large decking area to front and rear, power point and tap, mainly laid to lawn, mature shrub borders, gated side access, East facing, wood shed.

Garage

Up and over door to garage with power and lighting.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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		84
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

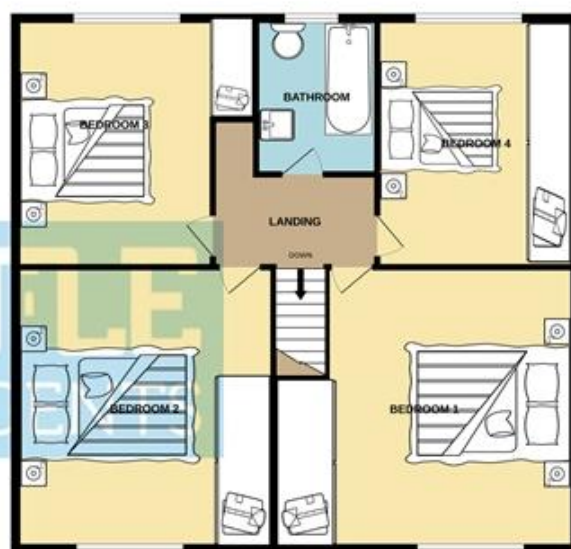


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GROUND FLOOR



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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