



CURTIS O'BOYLE

Sales & Lettings

Broughton Road, South Woodham

CM3 5FY



Broughton Road, South Woodham Ferrers

CM3 5FY

£475,000

Offered with no onward chain a four bedroom detached house conveniently situated for the town centre and the River Crouch for picturesque riverside and country walks.

FIRST FLOOR LANDING Textured ceiling, loft access, airing cupboard housing gas boiler.

BEDROOM ONE 12' 0" x 9' 4" (3.66m x 2.84m) Double glazed window to front aspect, radiator, textured ceiling

BEDROOM TWO 12' 8" x 8' 2" (3.86m x 2.49m) Double glazed window to rear aspect, radiator, textured ceiling

BEDROOM THREE 9' 10" x 7' (3m x 2.13m) Double glazed window to rear aspect, radiator, textured ceiling.

BEDROOM FOUR 10' x 5' 10" (3.05m x 1.78m) Double glazed window to front aspect, radiator, textured ceiling

ENTRANCE HALL Obscure double glazed entrance door, textured and coved ceiling, wood effect laminated flooring, radiator, stairs to first floor, built in cupboard, understairs cupboard.

CLOAKROOM Obscure double glazed window to side aspect, textured and coved ceiling low level WC, vanity wash hand basin, wood effect laminated flooring, radiator.

LOUNGE/DINER 22' 2" x 12' 4" (6.76m x 3.76m) > 10' 1" (3.07m) Double glazed window to front aspect, double glazed sliding patio door to rear garden, radiator, textured and coved ceiling.

KITCHEN 11' 7" x 9' 6" (3.53m x 2.9m) Double glazed window to rear aspect, double glazed door to rear garden, fitted base and wall units, stainless steel sink unit with mixer tap inset into worktops, built in electric oven and four ring gas hob, tiled splashbacks, textured ceiling space for washing machine and slim dishwasher, integrated fridge/freezer.

BATHROOM 6' 4" x 6' 3" (1.93m x 1.91m) Obscure double glazed window to rear aspect, heated towel rail, textured ceiling panelled bath with mixer tap and electric shower over, pedestal wash hand basin, close coupled WC, tiled walls. electric shaver point.

REAR GARDEN Paved and decked patio area, remainder laid to lawn, panelled fencing, gated side access.

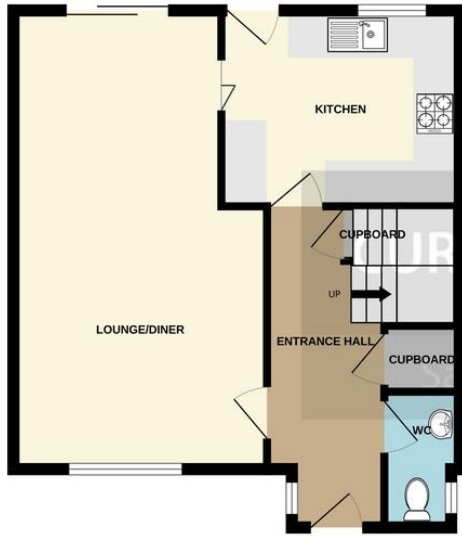
GARAGE Up and over door, power and light connected.

FRONT GARDEN Laid to lawn with various flower and shrub beds, driveway leading to garage.



To view this property call Curtis O' Boyle Estate Agents on **01621 855558**

GROUND FLOOR
504 sq.ft. (46.8 sq.m.) approx.



1ST FLOOR
477 sq.ft. (44.4 sq.m.) approx.



TOTAL FLOOR AREA: 982 sq.ft. (91.2 sq.m.) approx.

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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