



**Halyard Reach, South Woodham Ferrers,
Chelmsford**

£615,000



- Immaculately presented throughout
- Impressive entrance hall
- Lovely size lounge, dining room, kitchen and conservatory
- Ground floor cloakroom/wc
- Four well proportioned bedrooms, en-suite shower room and family bathroom
- Beautifully manicured rear garden
- Double garage and plenty of driveway parking
- Sought after location, close to idyllic walks, playing fields and town centre
- Railway station approximately 1 mile



Immaculately presented four bedroom executive style detached family home. Found within sought after location. Close to town centre and road links. Accommodation boasts, spacious entrance hall, ground floor cloakroom, lovely size lounge with feature fireplace, separate dining room, conservatory and kitchen. First floor is home to four well proportioned bedrooms, en-suite shower room and family bathroom. Externally the property has a delightful award winning manicured rear garden, offering an abundance of flower trees, various bushes and shaped patio seating area. Double garage and plenty of driveway parking.

Guide Price £600,000 - £650,000

Spacious entrance hall commences with stairs leading to first floor accommodation. Storage cupboard. Access is given to ground floor cloakroom/wc. Lovely size lounge 15'7 x 13'0 gives access to rear garden via French double glazed doors. Feature fireplace with gas fire to remain. Wooden style flooring. Smooth ceiling with Ornate coving.

Dining room 12'5 x 8'5 keeps with the same theme, wooden style flooring. Smooth ceiling with Ornate coving. French double glazed doors to conservatory.

Conservatory gives access to rear garden via French double glazed doors. Fan light double glazed windows. Continuation of wooden flooring.

Kitchen 17'3 x 8'5 external door to side, double glazed window to front. Range of two tone wall and base mounted units with matching pan size storage drawers. Complimentary worksurfaces with matching upstands housing sink drainer with swan neck mixer tap. Hob, encased electric oven, stainless steel extractor hood. Integrated fridge/freezer and dishwasher to remain. Tiled flooring. Smooth ceiling with spotlighting.

First floor landing is home to four bedrooms, en-suite shower room plus family bathroom.

Main bedroom 13'5 x 10'3 enjoys views over rear garden. Double glazed window. Built in wardrobes.

En-suite comprises shower, vanity wash hand basin and low level wc. Tiling to walls. Tiled flooring. Heated towel rail.

Bedroom two 17'0 max x 8'5 double glazed window to front. Built in wardrobes.

Bedroom three 11'0 x 10'3 double glazed window to rear aspect.

Bedroom four 8'10 x 7'3 double glazed window to front aspect.

Family bathroom comprises double ended bath, wash hand basin and low level wc. heated towel rail. Tiling to walls, tiled flooring. Obscure double glazed window.

Externally the property has a beautifully presented manicured part walled rear garden. Commencing with shaped patio seating area, shaped lawn lined with an abundance of flowering shrubs, trees and various bushes. Japanese style garden area, outside water tap, power points and access gate.

Double garaging to front 17'3 max x 17'0 twin up and over doors, power and light connected.

Plenty of driveway parking.

Council Tax Band: E

Local Authority: Chelmsford.

Disclaimer: Council Tax is given as a guide only and should be checked and confirmed before exchange of contracts.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. All verification of property details should be made by your legal representative for the purchase of the property to ensure that all information including but not limited to; Tenure, lease information, parking facilities, planning permission, and building regulations is accurate and correct.

The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only and are not precise.

Floorplans where included may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

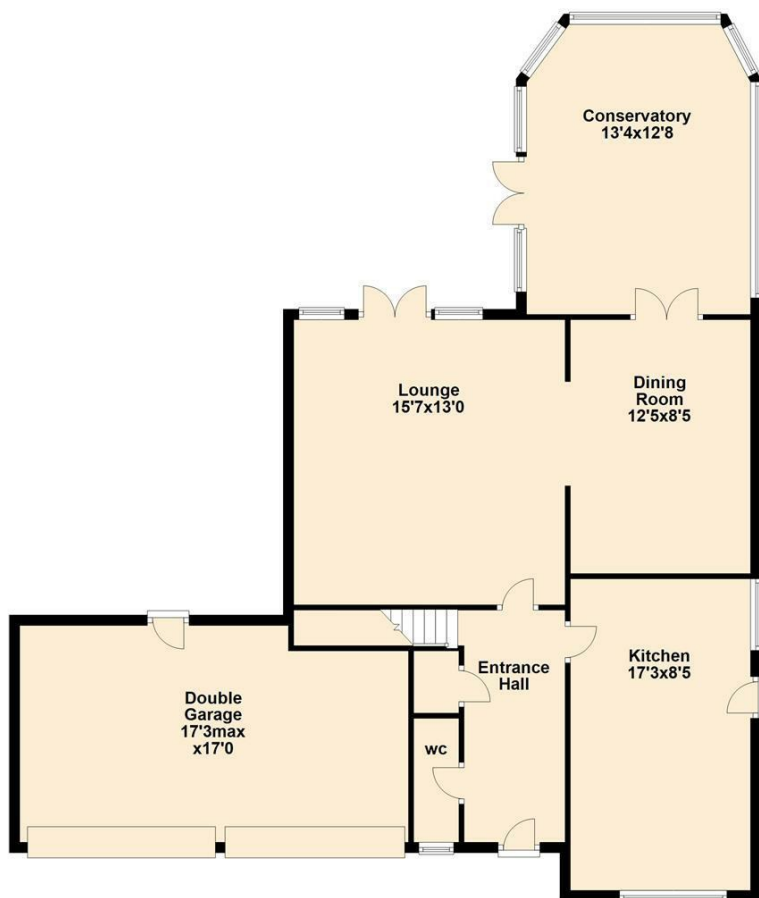


Local Life

South Woodham Ferrers is located on the outskirts of Chelmsford sandwiched in the countryside between the River Crouch, Fens, Wickford and Burnham. Offering easy access to A12, great transport links, popular schools, doctors surgery and Asda Supermarket. Family orientated area with a community spirit. Town Centre has an abundance of shops to visit, pubs and popular restaurants



Ground Floor



First Floor

