



**Drywoods, South Woodham Ferrers,
Chelmsford**
£450,000



- Well presented throughout
- Close to Country Park and Country Walks along the River Crouch
- Popular residential area, close to local amenities, Asda Supermarket and Town Centre nearby
- Less than 1 mile to train station, ideal area for popular schools
- Lovely size lounge with log burner to remain
- Separate dining room and nice size kitchen
- Three well proportioned bedrooms, en-suite shower room, family bathroom and ground floor cloakroom
- Well maintained rear garden
- Garage
- Driveway parking for two vehicles



Well presented three bedroom "Dutch" style detached family home, found in popular residential area. Close to schools, amenities, 1 mile to railway station plus Town Centre and Asda Supermarket nearby. The property offers many fine features including impressive entrance hall, ground floor cloakroom/wc, lovely size lounge, open plan dining area and kitchen. First floor is home to three well proportioned bedrooms, en-suite shower room and family bathroom. Externally the property has a nice size rear garden, garage and driveway parking for two cars. The property is positioned close to Country Parks where you can enjoy picturesque walks along the River Crouch.

Impressive entrance hall gives access to ground floor cloakroom/WC. Stairs lead to first floor accommodation. Tiled flooring.

Welcoming lounge 16'0 x 11'0 is located to the front of the property. Dual aspect double glazed windows. Feature fireplace with log burner to remain. Wooden style flooring. Smooth to coved ceiling with spot lighting.

Open plan dining room opens onto rear garden via French double glazed doors. Continuation of wooden flooring. Smooth to coved ceiling with spot lighting.

Kitchen 11'1 x 6'7 double glazed window to side. Range of high gloss wall and base mounted units with matching storage drawers. Wooden style work surfaces with upstands housing sink drainer with Flexi swan neck mixer tap. Electric hob, encased oven and extractor hood to remain. Space for other appliances. Tiled flooring. Smooth to coved ceiling.

First floor landing is home to three well proportioned bedrooms, en-suite shower room and family bathroom.

Main bedroom 12'9 x 10'1 overlooks the front aspect. Dual aspect double glazed windows.

En-suite comprises shower, vanity wash hand basin and low level WC. Tiling to walls. Tiled flooring.

Bedroom two 11'2 x 9'9 dual aspect double glazed windows.

Bedroom three 9'2 x 6'4 double glazed window to front.

Bathroom 8'7 x 5'8 Obscure double glazed window to rear. Panel bath fitted with handheld shower attachment. Vanity wash hand basin and low level WC. Tiling to walls.

Externally the property has a delightful rear garden, commencing with patio seating area. Personal door into garage. Remaining garden has a well maintained lawn, lined with flower bed bordering.

"Dutch" style garage has up and over door. Block paved driveway.

Council Tax Band: D

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



