

Paul Mason Associates



Hullbridge Road, South Woodham Ferrers, CM3 5LN

Guide price £575,000

- Four Bedroom Detached Bungalow
- Spacious Accommodation Throughout
- Open Plan Lounge/Kitchen/Diner
- Annex Accommodation
- Lounge
- Family Bathroom & Shower Room
- Two Driveways Providing Off-Road Parking
- Summer House/Home Office
- Double Garage
- EPC- TBC

This deceptively spacious four bedroom detached bungalow benefits from having a one bedroom annex. The property is located in South Woodham Ferrers, a small town surrounded by countryside. Within the town there is a nature reserve and beautiful walks along the River Crouch as well as boasting many amenities. To name a few, there is a library, sports centre, leisure centre with a swimming pool, parks, public houses, restaurants, supermarkets, The Call of The Wild Zoo and Marsh Farm. The town also benefits from a train station with London Liverpool Street being less than an hours travel time.

The accommodation includes an entrance hall, open plan kitchen/dining room, lounge, fitted family bathroom, four double bedrooms, additional shower room and annex lounge/kitchen/diner. Externally there is an extensive in and out driveway with parking for numerous vehicles to the front of the property. The rear garden is mostly laid to lawn and includes a summerhouse with power, light and water connected. There is a paved patio seating/entertainment area. To the side/rear of the property there is an additional driveway with access to a double garage. Viewing comes highly recommended to fully appreciate the size and standard of the accommodation on offer.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
		84	
		67	
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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Plan produced using PlanUp.

ACCOMMODATION

Entrance Hall

Part glazed entrance door to front. Coved ceiling. Access to loft hatch. Radiator. Doors to :-

Bedroom Three

2.9m x 2.9m (9'6" x 9'6")
Double glazed window to front. Coved ceiling. Built in wardrobes. Radiator.

Bedroom Four (Annex Bedroom)

2.8m x 2.4m (9'2" x 7'10")
Double glazed window to side. Radiator.

Family Bathroom

Obscure double glazed window to side. Three piece suite comprising shower cubicle, pedestal wash hand basin and low level WC. Fully tiled walls. Vinyl flooring. Radiator.

Annex Lounge/Kitchen/Diner

6.8m x 3.6m (22'3" x 11'9")
Two double glazed window to side. Coved ceiling. Wood effect flooring. Radiator.
Kitchen Area - Cream units fitted

to eye and base level with stone effect work surfaces with sink and drainer with tiled splashbacks. Integrated four ring hob and double oven. Space for fridge-freezer. Door to :-

Conservatory

3.2m x 3.2m (10'5" x 10'5")
Double glazed windows to side. Double glazed French doors leading to rear garden. Tiled flooring.

Inner Hallway

Coved ceiling. Access to loft space via hatch. Wood effect flooring. Doors to :-

Bedroom One

4.0m x 2.5m (13'1" x 8'2")
Double glazed window to front. Coved ceiling. Built in wardrobes. Wood effect flooring. Radiator.

Bedroom Two

3.2m x 2.8m (10'5" x 9'2")
Double glazed window to front. Coved ceiling. Wood effect flooring. Radiator.

Shower Room

Obscure double glazed window to side. Three piece suite comprising walk in shower cubicle, low level WC and vanity wash hand basin. Fully tiled walls and flooring. Radiator.

Lounge

7.4m x 3.4m (24'3" x 11'1")
Double glazed window to side. Coved ceiling. Wood effect flooring. Two radiators. Opening to :-

Open Plan Kitchen/Diner

6.7m x 4.4m (21'11" x 14'5")
Double glazed windows to rear and side. Double glazed bi-fold doors leading to rear garden. Cream units fitted to eye and base level with oak work surfaces. Inset sink with tiles splashbacks. Matching cream island/breakfast bar with oak work surfaces. Integrated washing machine and dishwasher. Space for rangemaster oven and American fridge-freezer. Coved ceiling. Roof lantern. Inset

spotlights. Wood effect flooring.
Radiator.

EXTERIOR

Rear Garden

Large patio seating area with the remainder laid to lawn. Fenced to boundaries. Pathway leading to second driveway. Side access to frontage both sides of the property. Outside power point. Outside water tap. Timber shed.

Second Driveway

Double wooden gates to side/rear. Concrete driveway providing additional off road parking for numerous vehicles.

Double Garage

5.0m x 4.6m (16'4" x 15'1")
Up and over doors. Power and lighting connected. Pedestrian door to rear garden.

Summer House/Home Office

6.0m x 4.0m (19'8" x 13'1")
Two years old. Power, lighting and water connected. Wood effect flooring.

Frontage/Driveway

In and out style driveway providing off road parking for numerous vehicles. Hedged borders. Access to rear garden both sides of the property. Outside lighting.

Property Services

Gas - Mains
Electric - Mains
Water - Mains
Drainage - Mains
Heating - Gas Central Heating

Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

Important Notices

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and

specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.



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35 The Street
Latchingdon
Chelmsford
Essex
CM3 6JP

T: 01621 742 310

Bruce House
17 The Street
Hatfield Peverel
Chelmsford
CM3 2DP

T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: info@paulmasonassociates.co.uk www.paulmasonassociates.co.uk

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Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP





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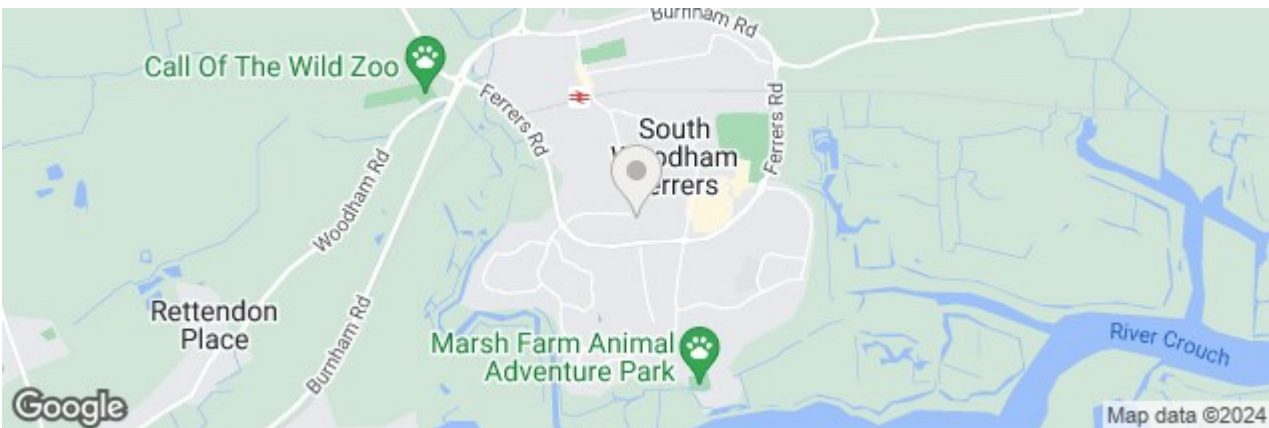
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