



Bankside Main Road, Woodham Ferrers , CM3 8RF
£725,000

Church & Hawes
Est.1977
Estate Agents, Valuers, Letting & Management Agents

Set within a generous 0.58 acre plot, this impressive detached chalet style bungalow offers spacious and versatile living throughout, complemented by a range of excellent external features. Planning permission has passed in 2024 for a first floor extension, full details can be found using REF 24/00374/FUL (Please see plans attached to this listing). The current accommodation includes one bedroom to the first floor and three further bedrooms on the ground floor, two of which benefit from en suite facilities (one WC and one shower room). A particularly striking feature of the home is the substantial family bathroom, beautifully appointed and of excellent proportions. The living space is equally impressive, with a very large lounge and a superb kitchen dining room, ideal for both everyday family life and entertaining. Externally, the property continues to impress. There is a detached garage, an insulated outbuilding, and an in ground heated swimming pool complete with pump room. In addition, a fully detached outbuilding has been converted into a potential self contained annexe, offering its own lounge/kitchen, bedroom, and shower room. Perfect for guests, extended family, or potential rental income. Energy rating C.

FIRST FLOOR

Landing

Bedroom 12'2 x 10'4 (3.71m x 3.15m)

GROUND FLOOR

Porch

Entrance Hallway

Master Bedroom 12'2 x 10' (3.71m x 3.05m)

Ensuite W.C

Bedroom Two 13'11 > 8'4 x 9'9 (4.24m > 2.54m x 2.97m)

Bedroom Three 10'10 x 9'10 (3.30m x 3.00m)

Bathroom 14'10 x 9'10 (4.52m x 3.00m)

Lounge 25'7 x 15'2 (7.80m x 4.62m)

Kitchen/Dining Room 24'11 x 11'11 (7.59m x 3.63m)

EXTERIOR

Grounds

Overall Plot 0.58 Acres.

Garage 17'8 x 10'4 (5.38m x 3.15m)

Potential Annexe 23' x 7'11 (7.01m x 2.41m)

L shaped Lounge/Kitchen, Bedroom Area & Bathroom.

Outbuilding 21'5 x 6' (6.53m x 1.83m)

Pump Room

Front

Agents Notes, Money Laundering & Referrals

AGENTS NOTE: These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining

to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there is no delay in agreeing a sale.

REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.



Not to scale, to be used as a guide to layout only