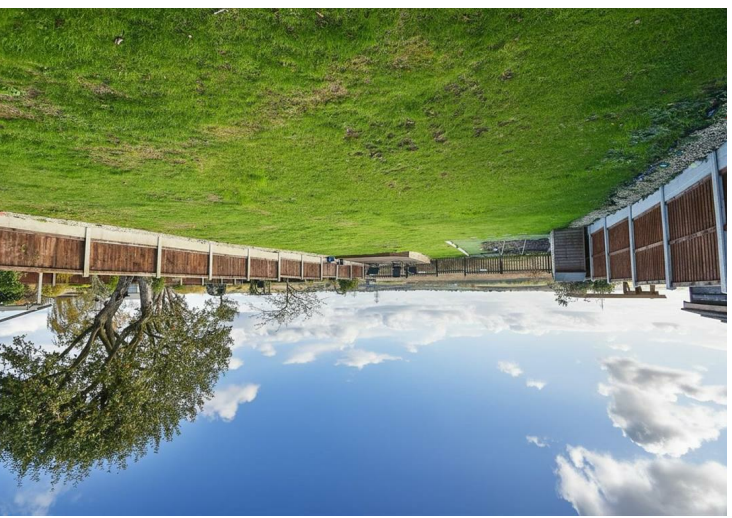
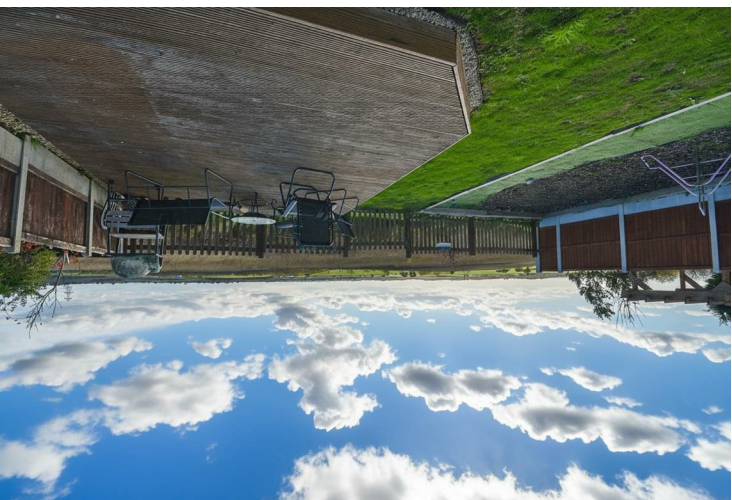
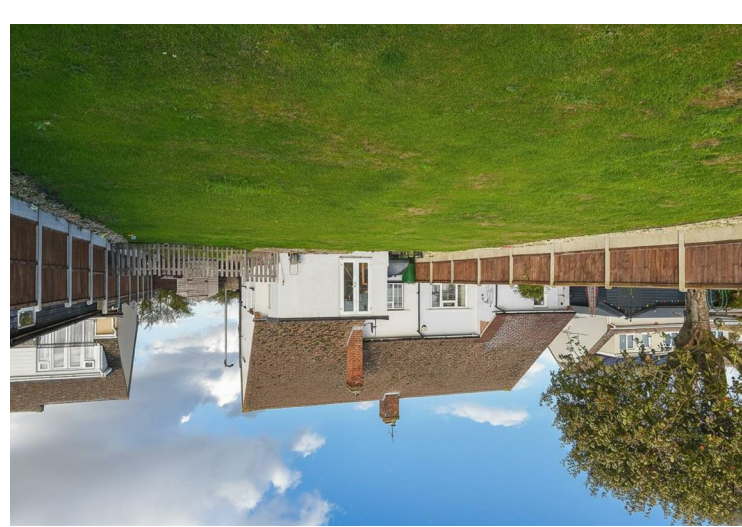
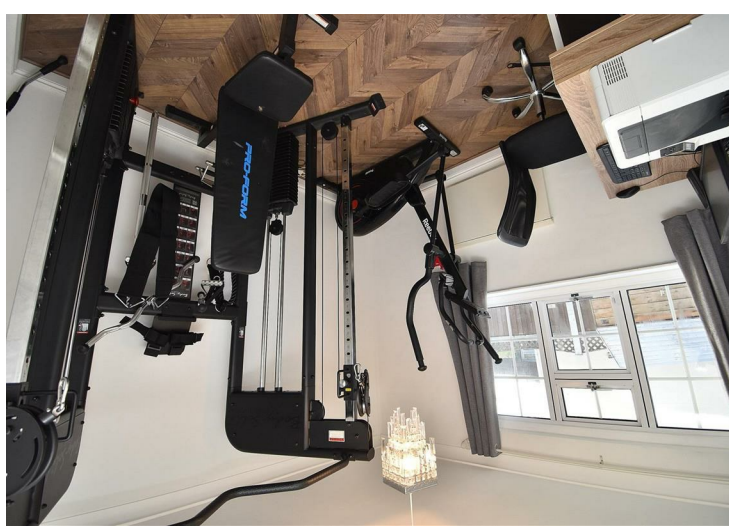




8 Ormonds Crescent, Woodham Ferrers , Essex CM3 8RL
Guide price £475,000

Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents

GUIDE PRICE £475,000 - £485,000... Set within this popular turning in Woodham Ferrers, this three bedroom family home enjoys a superb position just a short walk from the local primary school and only a few minutes drive from South Woodham Ferrers with Sainsbury's close by and Chelmsford can be reached within 15-20 minute drive. The property features an impressive 95' westerly aspect rear garden with far-reaching countryside views, a wonderful setting to enjoy afternoon sun, whilst the front offers ample off road parking. Inside, the ground floor offers a welcoming lounge with dining area to the rear, a fitted kitchen, bathroom, and a versatile study which could also serve as a fourth bedroom. In addition, there is a room to the rear currently in shell form, offering an exciting opportunity to create a further reception room or additional living space to suit your needs. Upstairs, there are three bedrooms including an impressive master bedroom of excellent proportions. The property does offer potential to extend to side S.T.P.P. Energy rating E.

FIRST FLOOR

- Landing
- Bedroom One 17'8 x 10'5 (5.38m x 3.18m)
- Bedroom Two 9'6 x 9'5 (2.90m x 2.87m)
- Bedroom Three 11'1 x 6'6 (3.38m x 1.98m)

GROUND FLOOR

- Entrance Hall
- Study 9'5 x 8'9 (2.87m x 2.67m)
- Bathroom 6'4 x 5'6 (1.93m x 1.68m)
- Lounge 14'7 x 10'6 (4.45m x 3.20m)
- Dining Area 10'4 x 6'5 (3.15m x 1.96m)
- Kitchen 12'10 x 9'9 (3.91m x 2.97m)
- Additional Room (Needs Completing) 12'2 x 9'1 (3.71m x 2.77m)

EXTERIOR

- Rear Garden
- 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.

