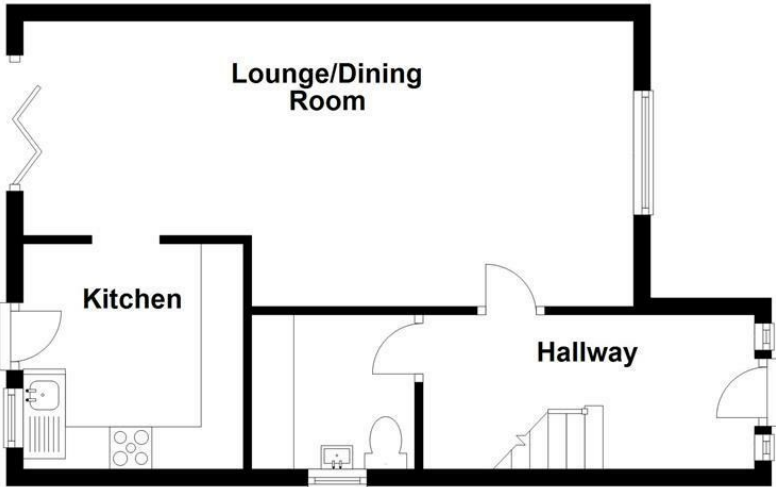
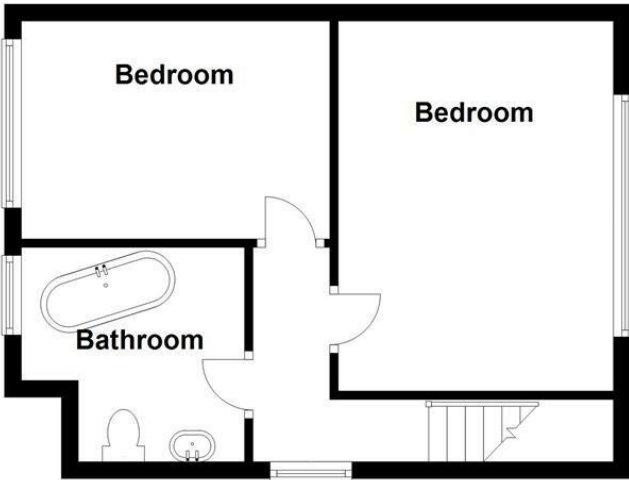


Ground Floor
Approx. 441.9 sq. feet



First Floor
Approx. 387.8 sq. feet



Total area: approx. 829.7 sq. feet

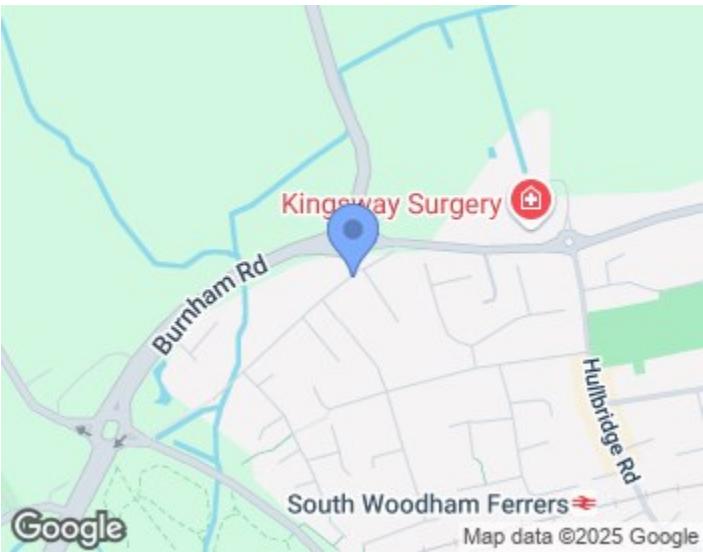
Produced by Property Trader 01245 323355Disclaimer:All floorplans are provided for informational and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way warrant the accuracy of the floorplan information and the floorplan layout and measurements may contain errors and omissions. We are not liable for and do not accept any liability relating to any loss or damage suffered as a direct or indirect result of use of any information You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your full requirements.
Plan produced using PlanUp.



Fairview Old Wickford Road, South Woodham Ferrers, Essex CM3 5QS

Beautifully presented versatile semi detached family home situated within a private location, whilst being close to shops, Woodville primary school, medical center and train station. Featuring a spacious lounge diner, modern fitted kitchen, utility room/W.C, two double bedrooms plus bespoke luxury bathroom. Externally the property provides the wow factor with its amazing south facing rear garden, featuring a newly constructed composite raised deck area perfect for those long hot summer days and nights. With the addition of a practical work from home office plus detached garage and driveway parking for several vehicles. Great potential to extend (s.t.p) Rarely does this type of property become available for sale, so don't hesitate to book a viewing.
Energy rating: E Council tax band: D

£475,000



GROUND FLOOR

Entered via composite door with PVCu obscure glazed side panels, leading into entrance hall.

ENTRANCE HALL

Parquet flooring, stairs to first floor with cupboard under, radiator with custom made cover, smooth ceiling, doors to lounge and utility room W.C

UTILITY ROOM W.C 6'4 x 5'10 (1.93m x 1.78m)

Fitted with a range of white High gloss eye & base level units, wall mounted tower unit, laminate work surface, tiling to walls and floor, low level w.c, wash hand basin, PVCu obscure double glazed window to side elevation. chrome heated towel rail.

LOUNGE/DINER 23'8 x 11<8'7 (7.21m x 3.35m<2.62m)

Dual aspect room with PVCu double glazed window to front elevation with colonial style shutters, parquet flooring, brick built feature fireplace with gas fire, modern verticle radiator, coved to smooth ceiling, PVCu Bi Fold doors leading to rear garden, door to kitchen.

KITCHEN 9'1 x 8'10 (2.77m x 2.69m)

PVCu double glazed window and door to rear elevation, range of hi gloss eye & base level units with co ordinating work surfaces, inset sink unit with mixer tap, space for 900 mil range style cooker with extractor hood over, integrated dish washer, integrated fridge/freezer, ceramic tiled floor, coved to smooth ceiling.

FIRST FLOOR

LANDING

PVCu double glazed window to side elevation, radiator, access to loft, doors to all first floor rooms.

BEDROOM ONE 12'5 x 10'10 (3.78m x 3.30m)

PVCu double glazed window to front elevation, with colonial style shutters, range of custom made fitted wardrobes comprising two double wardrobes, two single wardrobes, radiator, coved to smooth ceiling.

BEDROOM TWO 12'10 x 8'9 (3.91m x 2.67m)

PVCu window to rear elevation, built in airing cupboard, radiator, coved to smooth ceiling.

BATHROOM

PVCu obscure double glazed window to rear elevation, modern white suite comprising stand alone bath, free standing silver wash hand basin with wood base & chrome mixer tap, corner shower cubicle, low level w.c, fully tiled to walls and floor with large inlaid mirror, chrome heated towel rail,

EXTERIOR

REAR GARDEN 45'x 32' (13.72mx 9.75m)

Well tendered rear garden commencing with paved patio area, remainder laid to lawn, further circular patio, large raised composite decked area with pergola over, authentic Spanish barbecue, flower and shrub beds, perimeter fence.

SUMMER HOUSE/TIMBER OFFICE 12'7 x 8'8 with power & light connected.

GARAGE

Detached garage with up & over door power & light connected.

FRONT

Approached via five bar gate, extensive driveway parking with perimeter fencing.

AGENTS NOTES

Agents Note & 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.

- TWO BEDROOMS
- DESIRABLE LOCATION
- MODERN FITTED KITCHEN
- UTILITY ROOM W.C
- LUXURY BATHROOM SUITE
- GAS FIRED CENTRAL HEATING
- GARAGE & OUTSIDE OFFICE
- LANDSCAPED REAR GARDEN
- EXTENSIVE DRIVEWAY PARKING
- EPC RATING E COUNCIL TAX BAND D FREEHOLD

