



Total area: approx. 1774.5 sq. feet

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 Plan produced using PlanUp.



## 79 Inchbonnie Road, South Woodham Ferrers, Essex CM3 5GE

An imposing five bedroom detached executive home situated just a short walk from the River Crouch and Marsh Farm Country Park. occupying a generous plot with the rear garden measuring 110ft x 66ft, facing South, the secluded rear garden is just one of the outstanding features of this very desirable home. From its marble floored hallway to its contemporary styled kitchen/breakfast room, this home should suit a growing family looking for a bit of space around them, with two en-suites, further family bathroom, lounge, study & dining room, not to mention the detached double garage with large loft space that could provide annex potential (s.t.p.p.), private driveway parking for numerous cars and the aforementioned secluded rear garden ideal for spending quality time "alfresco". One not to be missed. EPC rating D. Council Tax band F



Offers in excess of £795,000

## FIRST FLOOR

### BEDROOM 1 12'10" x 12'4" plus door recess (3.91 x 3.76 plus door recess)

PVCu double glazed window to rear, vintage style radiator, coved cornice to smooth ceiling.

### EN-SUITE

Refitted fully tiled room with large walk-in shower with curved screen, semi-counter sunk wash hand basin with cupboard under, low level w.c., chrome heated towel rail, PVCu obscure window to side, smooth ceiling inset spotlights

### BEDROOM 2 12'3" x 12'9"<9'3" (3.73 x 3.89<2.82)

PVCu double glazed window to front, coved cornice to textured ceiling, radiator, door to: -

### EN-SUITE

Majority tiled to walls, ceramic tiled floor, pedestal wash hand basin, dual flush w.c., shower, PVCu double glazed window.

### BEDROOM 3 12'9" x 10'10" (3.89 x 3.30)

PVCu double glazed window to front, radiator, coved cornice to textured ceiling.

### BEDROOM 4 8'5" x 11'4"<7'9" (2.57 x 3.45<2.36)

PVCu double glazed window to rear, coved cornice to smooth ceiling.

### BEDROOM 5 9'5" x 7'9" (2.87 x 2.36)

PVCu double glazed window to rear, radiator, coved cornice to textured ceiling.

## BATHROOM

Three piece white suite comprising panel enclosed bath with chrome mixer tap and shower attachment, pedestal wash hand basin, low level w.c., PVCu obscure double glazed window to rear, coved cornice to smooth ceiling.

## LANDING

PVCu double glazed window to front, built-in airing cupboard.

## GROUND FLOOR

Hardwood door into: -

## HALL

Marble lined floor, stairs to first floor, radiator, two sets of PVCu double glazed windows to front.

## CLOAKROOM

Two piece white suite, PVCu obscure double glazed window to side, part tiled.

### LOUNGE 17'1" x 12'9" (5.21 x 3.89)

Double glazed sliding doors to rear garden, recess fireplace with cast iron log burner, coved cornice to smooth ceiling.

### STUDY 12'8" x 6'7" (3.86 x 2.01)

PVCu double glazed window to front, radiator, coved cornice to smooth ceiling.

### DINING ROOM 12'10" x 10'3" (3.91 x 3.12)

PVCu double glazed window to front, radiator, coved cornice to smooth ceiling, door to: -

### KITCHEN 19'3" x 11'4" (5.87 x 3.45)

Fitted with a range of eye and base level units, co-ordinating laminate work surface incorporating breakfast bar, integrated electric oven with concealed microwave, range of wall mounted units, ceramic tiled floor, single drainer one and a half acrylic sink unit with mixer tap, plumbing for a dishwasher, integrated fridge freezer, door to: -

### UTILITY ROOM 11'4" x 6'6" (3.45 x 1.98)

PVCu double glazed window to rear, door to side, stainless steel single drainer sink unit with mixer tap and cupboard under.

## EXTERIOR

### GARAGE

Detached double garage, ladder to boarded loft, window to side. Power and light connected.

## FRONT

Driveway parking for numerous vehicles.

### REAR 110'0" x 60'0" (33.53 x 18.29)

The southerly facing secluded rear garden is mainly laid to lawn, with extensive paved patio area, hard standing for timber shed, out side tap, perimeter fence, path way leading to five bar gate, and courtesy door to detached double garage.

## AGENTS NOTE

We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order, nor have we made any of the relevant enquires with the local authorities pertaining to planning permission and building regulations. The buyer is advised to obtain verification from their solicitor or Surveyor.

VIEWING - By appointment with the Vendor's Agents CHURCH & HAWES 01245 329429

WE ARE OPEN - Monday to Friday 9am-6pm - Saturday 9am-5pm

- FIVE BEDROOMS
- SOUTH FACING REAR GARDEN 110' X 66'
- TWO EN-SUITES & FAMILY BATHROOM
- C O N T E M P O R A R Y S T Y L E D KITCHEN/BREAKFAST RM WITH UTILITY
- LOUNGE, DINING ROOM, STUDY
- DETACHED DOUBLE GARAGE
- PRIVATE DRIVEWAY PARKING FOR NUMEROUS VEHICLES
- ANNEX POTENTIAL (S.T.P.)
- 110 FT REAR GARDEN
- FREEHOLD, COUNCIL TAX: F EPC RATING: D

