

108 Broughton Road



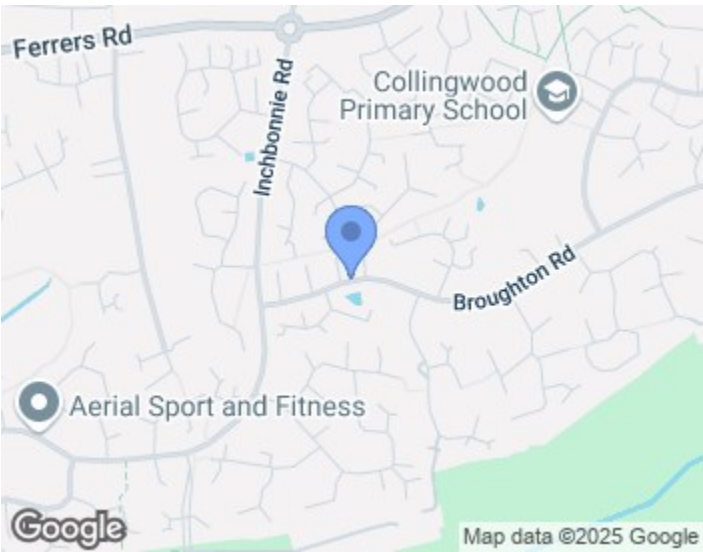
Produced by Elements Property



108 Broughton Road, South Woodham Ferrers, Essex CM3 5FY

Situated in arguably one of South Woodham Ferrers' most popular roads, we offer for sale this Four/Five bedroom detached self build home. Offering "Tardis" like versatile accommodation set over three floors featuring a large lounge, fitted kitchen/breakfast room with additional utility room plus cloak room w.c. The first floor comprises Master bedroom with spacious en suite bathroom, two further bedrooms and family bathroom, up on the second floor you'll find a vaulted games room/bedroom four, plus further annexed room. Externally the home offers a dedicated 20 ft x 7'9 office/gym and part converted garage. With driveway parking to accommodate several vehicles this home would ideally suit a growing family. Freehold, council tax band D. EPC rating C

Price £585,000



HALLWAY

Entered via PVCu door into entrance porch.

DINING ROOM 12'6 x 11'10 (3.81m x 3.61m)

Two PVCu double glazed windows to front & side elevations, coved to ceiling, radiator, Oak flooring, open plan to inner hallway.

INNER HALLWAY

Stairs to first floor, with storage under, door to utility room.

UTILITY ROOM 6'3 x 4'8 (1.91m x 1.42m)

PVCu double glazed window to side elevation, fitted eye & base level units, laminate work surfaces, gas fired central heating boiler, plumbing for washing machine, door to cloakroom w.c

CLOAK ROOM W.C

PVCu double glazed window to front elevation, white suite comprising wash hand basin with cupboard under, low level w.c, fully tiled to walls, ceramic tiled floor, heated towel rail,

KITCHEN/BREAKFAST ROOM 17'5 x 9'11 (5.31m x 3.02m)

Generous range of modern eye and base level units, coordinating laminate work surfaces incorporating breakfast bar, inset stainless steel double sink unit with mixer tap, tiled splash backs, space for cooker, space for fridge freezer, mid height tiling to walls, radiator, PVCu double glazed window and door leading to rear garden.

LOUNGE 17'5 x 14'7 (5.31m x 4.45m)

PVCu double glazed Bi fold doors to rear garden, brick feature fireplace, double radiator.

FIRST FLOOR LANDING

Doors to all first floor rooms. door leading to second floor.

BEDROOM ONE 11'2` x 11'1 (3.40m` x 3.38m)

Two PVCu double glazed windows to rear elevation, radiator, door to men suite bathroom.

EN SUITE BATHROOM 9' x 7'9 (2.74m x 2.36m)

Two tone suite comprising corner bath with mixer tap, vanity unit with inset wash basin, low level w.c, tiling to walls, velux window to rear elevation.

BEDROOM TWO 14'7 x 14 (4.45m x 4.27m)

Dual aspect room with PVCu double glazed windows to rear and side elevations, double radiator.

BEDROOM THREE 12'6 x 11 (3.81m x 3.35m)

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

BATHROOM

Comprising paneled enclosed bath, pedestal wash basin, low level w.c, enclosed glazed shower cubicle, heated towel rail, mid height tiling. PVCu double glazed window to front elevation.

SECOND FLOOR

BEDROOM FOUR 18'8 x 11 (5.69m x 3.35m)

PVCu double glazed window to rear elevation, vaulted ceiling, walk in storage area, door to annexed room.

ANNEX ROOM 9'8 x 6'10 (2.95m x 2.08m)

Velux window to rear radiator.

EXTERIOR

REAR GARDEN

Commencing newly laid brick block paths and patio area, remainder laid to 3G lawn with flower and shrub beds, perimeter fence and wall, side access with gate leading to driveway.

GYM 20' x7'9 (6.10m x2.36m)

Three PVCu double glazed windows to side elevations, PVCu double glazed french style doors, laminate flooring.

OFFICE 10'7 x 9'2 (3.23m x 2.79m)

Converted from the garage whilst still allowing use of 1/2 the original garage area for storage.

FRONT

Extensive brick block frontage allowing parking for several vehicles, addition driveway parking to side.

AGENTS NOTE

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.

- FOUR/FIVE BEDROOMS
- LARGE LOUNGE
- KITCHEN/BREAKFAST ROOM
- DINING ROOM
- UTILITY ROOM
- EN SUITE BATHROOM
- FAMILY BATHROOM
- EXTENSIVE PARKING
- OUTSIDE GYM & OFFICE
- FREEHOLD, COUNCIL TAX BAND D

