

Total area: approx. 1166.3 sq. feet

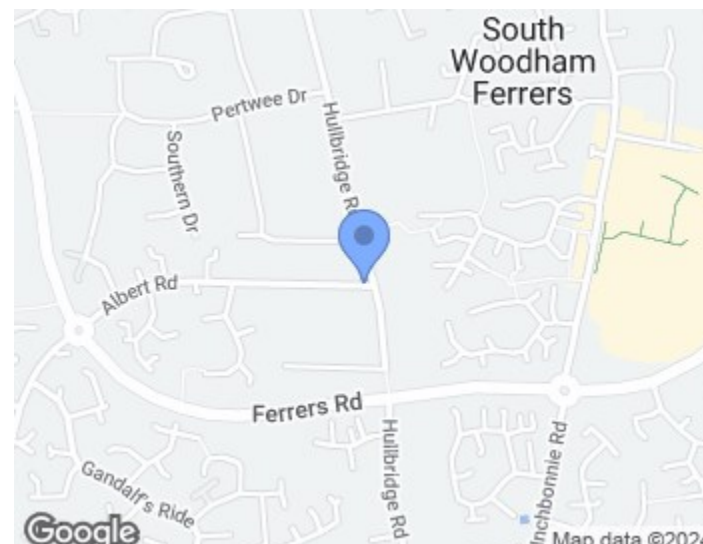
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2 Albert Road, South Woodham Ferrers, Essex CM3 5LP

Step right into this fantastic four-bedroom detached bungalow, strategically nestled just a short walk from everything you could need - shops, schools, the train station, and bus stops! The owners have worked their magic to turn this place into a modern marvel, with an open-plan living area that's so spacious, you'll wonder where it ends. Say hello to the lounge, the kitchen, and the dining area all coming together in perfect harmony. The master bedroom is a modern haven, complete with a sleek fully tiled wet room. No need to fight over the bathroom in the morning, though, because there's another family bathroom ready and waiting. Plus, we've got a handy utility room, a massive 47-foot enclosed garden for your green-thumb aspirations, and a driveway that can host a little car parade! Trust us, you'll want to see this gem for yourself - an internal viewing is highly recommended! Tenure: Freehold - Council Tax Band: D - EPC Rating: D

Price £515,000



GROUND FLOOR

ENTRANCE HALL

Entered via composite door into entrance hall, radiator, smooth ceiling with inset spotlights, hardwood doors leading to two bedrooms and kitchen area.

BEDROOM TWO 11'9 x 9'6 (3.58m x 2.90m)

PVCu double glazed window to front elevation, smooth ceiling, laminate flooring.

BEDROOM THREE 11'3 x 8'8 (3.43m x 2.64m)

PVCu double glazed window to front elevation, smooth ceiling with inset spotlights, radiator, range of custom made fitted wardrobes to remain, laminate flooring.

KITCHEN/DINER 21'9 x 13'2 (6.63m x 4.01m)

PVCu double glazed window to side elevation, generous range of cream coloured eye and base level units, central island incorporating breakfast bar with storage units under, laminate work surfaces with inset stainless steel 1 1/2 bowl sink unit with mixer tap, integrated electric oven and grill, inset five gas burner hob with stainless steel and glass extractor hood over, space for American style fridge/freezer, integrated dishwasher, radiator, smooth ceiling with inset spotlights, wood flooring, open plan to lounge, door to utility room.

UTILITY ROOM 11'1 x 8'2 (3.38m x 2.49m)

Fitted with a range of eye and base level units, laminate work surfaces, inset stainless steel single drainer sink unit, Velux sky light, extractor fan, ceramic tiled floor, PVCu double glazed door to garden.

LOUNGE 12'5 x 9 (3.78m x 2.74m)

Open plan to kitchen, PVCu double glazed french style doors to rear garden, coved cornice to smooth ceiling, wood flooring.

BEDROOM ONE 11'11 x 9'10 (3.63m x 3.00m)

PVCu double glazed window to rear elevation, built in mirror fronted wardrobes and drawer unit to one wall, smooth ceiling, radiator, laminate flooring, door to ensuite wet room.

EN SUITE

Large walk in shower cubicle, wash hand basin with cupboard under, back to wall w.c., fully tiled to walls, PVCu double glazed window.

BEDROOM FOUR 9'1" x 8'8" (2.77m x 2.64m)

PVCu double glazed window to rear, radiator, laminate floor, smooth ceiling.

BATHROOM

Refitted white suite comprising shower bath with mains shower, glass display cabinets, wash hand basin with cupboard under, tiled splashbacks, back to wall w.c., ceramic tiled floor, smooth ceiling with inset spotlights, PVCu obscure double glazed window to side, chrome heated towel rail.

EXTERIOR

REAR GARDEN 47' approx. (14.33m approx.)

Commencing with raised timber deck to side, porcelain tiled patio area, remainder laid to lawn with flower and shrub beds, gate to side.

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 him/herself 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.

The housing market in South Woodham Ferrers is an attractive option for those looking to purchase a home. Located on the River Crouch, this charming town offers a variety of amenities and attractions that make it an ideal place to live. With its close proximity

to London, there are plenty of job opportunities available as well as easy access to public transportation links. The housing market in South Woodham Ferrers is diverse with properties ranging from quaint cottages and traditional terraced houses through modern apartments and luxury homes; there's something for everyone here!

Property prices have been steadily rising over the past few years due mainly to demand outstripping supply; however, they remain relatively affordable compared with other areas within Essex or East Anglia.

Overall, South Woodham Ferrers provides prospective homeowners with great value for money when it comes to purchasing property in this area – whether you're looking for your first home or wanting somewhere more luxurious! With its excellent transport links into London coupled with all of the local amenities on offer nearby - not forgetting some stunning scenery along riverbank walks - living here could be just what you need if you're searching for your perfect new abode!

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.

- Four Good Size Bedrooms
- Stunning En-suite Wet Room
- Refitted bathroom with White Suite
- Well Appointed Kitchen/Diner
- Essential and Spacious Utility room
- Spacious Lounge
- Easy to Manage, Secluded Rear Garden
- Driveway Parking for Several Vehicles
- Close to Train Station and Local Shops
- Tenure: Freehold - Council Tax Band: D - EPC Rating: D

