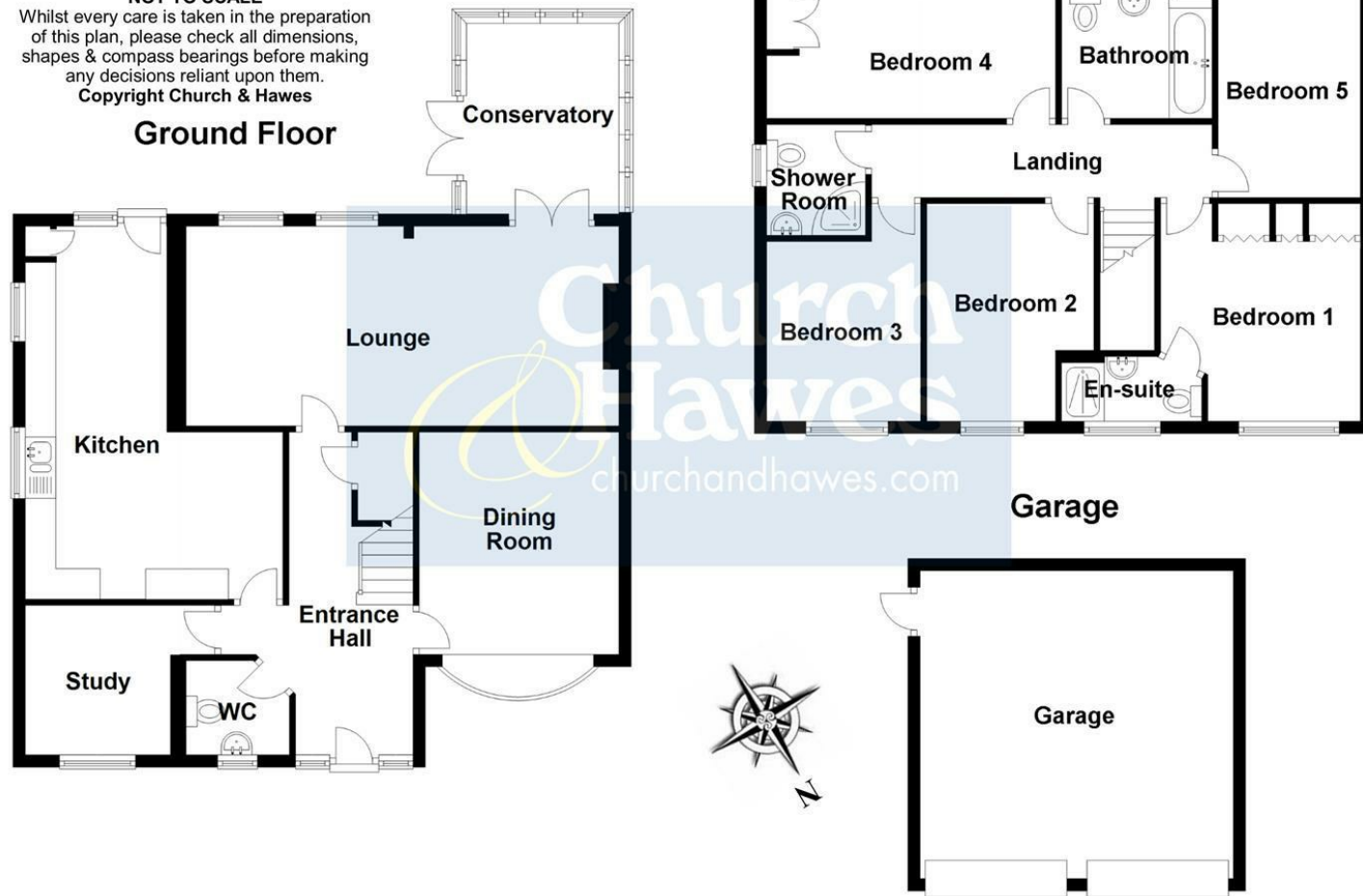


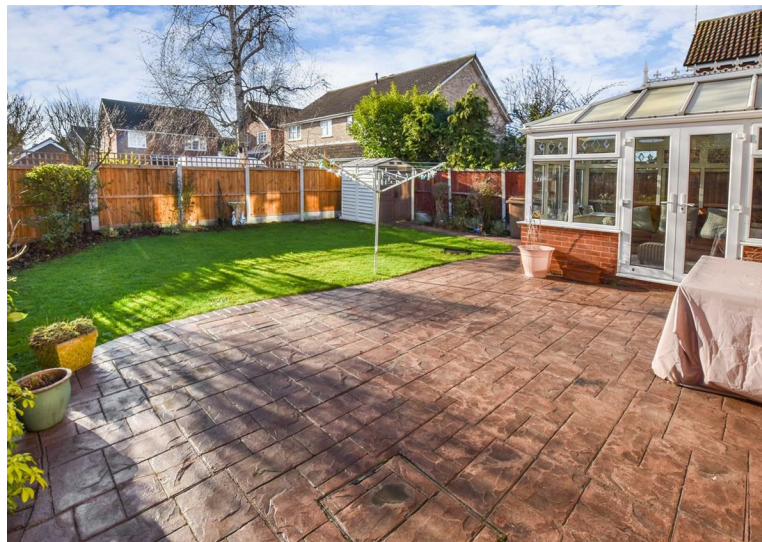
APPROX INTERNAL FLOOR AREA
155 SQ M 1670 SQ FT
EXCLUDING GARAGE

This plan is for layout guidance only and is
NOT TO SCALE
Whilst every care is taken in the preparation
of this plan, please check all dimensions,
shapes & compass bearings before making
any decisions reliant upon them.
Copyright Church & Hawes



52 Clements Green Lane, South Woodham Ferrers, Essex CM3 5JR

Spacious fully detached five bedroom family home, centrally located convenient for town center, schools & train station. Featuring an impressive modern kitchen/breakfast room, ground floor study, good size lounge, separate dining room. Master bedroom with en suite shower room, further additional shower room plus another family bathroom & ground floor cloakroom w.c. With a PVCu double glazed conservatory over looking the South facing rear garden. Off road parking for 2/3 vehicles leading to a detached double garage. A superb well presented home ideal for a growing family. Council Tax Band E. EPC Rating C. FREEHOLD



Price £585,000

FIRST FLOOR

LANDING

Loft access, radiator, power points, textured ceiling with coving, doors to: -

BEDROOM ONE 11'8" x 10'10" (3.56m x 3.30m)

PVCu sealed unit double glazed window to front, radiator, telephone point, TV aerial point, fitted maple fronted wardrobes to one wall, laminate wood floor, smooth plastered ceiling with coving.

EN-SUITE SHOWER ROOM

Obscure PVCu sealed unit double glazed window to front, halogen downlighters, extractor fan, white suite comprising wash hand basin and low-level w.c., walk-in shower with glazed screen doors, fully tiled walls, smooth plaster ceiling.

BEDROOM TWO 11'2" x 8'2" (3.40m x 2.49m)

PVCu sealed unit double glazed window to rear, radiator, TV aerial point, dimmer switch, laminate wood floor, textured ceiling with coving.

BEDROOM THREE 11'9" x 8'10" (3.58m x 2.69m)

PVCu sealed unit double glazing window to front, radiator, TV aerial point, dimmer switch, laminate wood floor, textured ceiling with coving.

BEDROOM FOUR 15'4" x 6'10" (4.67m x 2.08m)

Two sets of PVCu sealed unit double glazed windows to rear, radiator, TV aerial point, dimmer switch, laminate wood floor, wardrobe, smooth plastered ceiling with coving.

BEDROOM FIVE 12'8" x 9'6" < 7'11" (3.86m x 2.90m < 2.41m)

PVCu sealed unit double glazed window to front, radiator, TV aerial point, dimmer switch, laminate wood floor, fitted wardrobe, desk, smooth plastered ceiling with coving.

SHOWER ROOM

Obscure PVCu sealed unit double glazed window to side, halogen downlighters, heated chrome towel rail, fully tiled floor and walls, white suite comprising low level w.c., pedestal wash hand basin, shower tray with glazed screen door, smooth plastered ceiling.

BATHROOM

Obscure PVCu sealed unit double glazed window to rear, inset spotlights, heated towel rail, half tiled walls and tiled floor, white low level w.c., pedestal wash hand basin, panel enclosed bath, smooth plastered ceiling.

GROUND FLOOR

PVCu entrance door and PVCu sealed unit double glazed floor to ceiling side light to: -

HALLWAY

Stairs to first floor, radiator, solid wood floor, understair cupboard and light, smooth plastered ceiling with coving.

CLOAKROOM

Obscure PVCu sealed unit double glazed window to front, radiator, white pedestal wash hand basin and low level w.c., half tiled walls and tiled floor, smooth plastered ceiling with coving.

STUDY 8'2" x 8' (2.49m x 2.44m)

PVCu sealed unit double glazed window to front, radiator, solid wood floor, telephone point, TV aerial point, smooth plaster ceiling with coving.

DINING ROOM 12' x 10'9" (3.66m x 3.28m)

PVCu sealed unit double glazed bay window to front, radiator, solid wood floor, television aerial point, smooth plastered ceiling with coving.

LOUNGE 23'4" x 10'10" (7.11m x 3.30m)

Two PVCu sealed unit double glazed windows to rear and French doors to conservatory, inset feature fire place, halogen down lighters, radiator, two TV points, telephone point, dimmer switch, solid wood floor, smooth plaster ceiling with coving.

CONSERVATORY 11'1 x 9'4 (3.38m x 2.84m)

PVCu sealed unit double glazed to all aspects with dwarf wall and pinnacle roof, double doors to garden, fan lights, ceramic tiled floor, radiator.

KITCHEN 19'10 x 13'10 < 8 (6.05m x 4.22m < 2.44m)

Modern fitted kitchen fitted with a generous range of eye and base level units, granite work surfaces with inset stainless steel one and a half bowl sink unit

with mixer tap, Range cooker with hood over, two radiators, two PVCu double glazed windows to side elevation, PVCu double glazed window and door to rear elevation, telephone point, TV aerial point, smooth plastered ceiling with coving, door to: -

EXTERIOR

DOUBLE GARAGE

Two up and over power doors, loft space, power and light.

FRONT

Driveway parking for three cars.

REAR GARDEN 39' x 37' (11.89m x 11.28m)

Paved patio to lawn with shrub border and beds, screened shed with power connected to rear boundary with wall to flank, outside tap and light, southerly aspect.

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.

- FULLY DETACHED HOUSE
- FIVE BEDROOMS
- MODERN KITCHEN/BREAKFAST ROOM
- STUDY
- DINING ROOM
- EN SUITE SHOWER ROOM
- BATHROOM & SHOWER ROOM
- PVCu DOUBLE GLAZED CONSERVATORY
- DOUBLE GARAGE
- COUNCIL TAX BAND E. EPC RATING C. FREEHOLD

