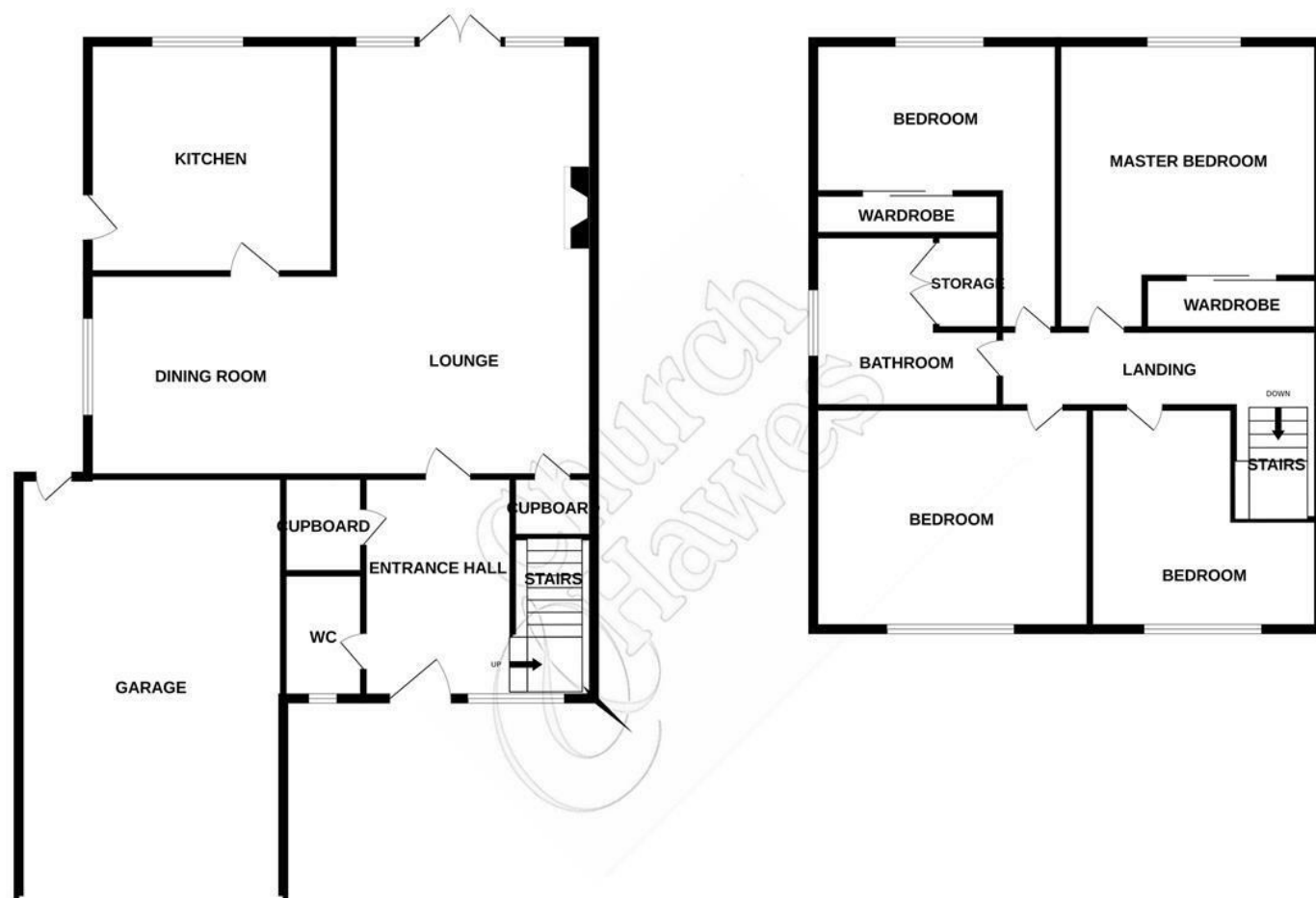


GROUND FLOOR

1ST FLOOR



FOUR BEDROOM HOME

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents



7 The Laurels, South Woodham Ferrers, CM3 5LH

An exceptionally well presented four bedroom family home situated within an highly sought turning just a short walk from the train station, shops and schools. This particular home offers spacious generously proportioned accommodation to include a welcoming entrance hall, large L shape lounge/diner, a fitted kitchen with integrated appliances, family bathroom plus ground floor w.c. Externally the property benefits from a beautiful south facing rear garden which has been completely remodeled within the last year. With the addition off street driveway parking and garage, this home needs to be viewed internally to fully appreciate all it has to offer. A beautiful home in a fantastic location, Council Tax Band D EPC rating D

Price £450,000



GROUND FLOOR

Entered via composite door into: -

ENTRANCE HALL

Spacious entrance hall, PVCu double glazed window to front elevation, radiator, Amtico flooring, built-in cloaks cupboard, further storage cupboard, stairs to first floor, door way leading to lounge/diner.

CLOAKROOM/W.C

Two piece white suite comprising vanity unit with circular wash hand basin low level w.c , porthole window to front. chrome heated towel rail, ceramic tiled floor.

LOUNGE 20'8" x 10'10" (6.30m x 3.30m)

PVCu double glazed French doors to rear garden with side panels, feature fireplace. Amtico flooring, radiator, opening to dining room.

DINING AREA 9'8" x 8'3" (2.95m x 2.51m)

PVCu double glazed window to side elevation radiator, Amtico flooring, door to: -

KITCHEN 10'8"x 8'6" (3.25mx 2.59m)

PVCu double glazed window to rear elevation, PVCu double glazed door to side, fitted with a range of eye and base level units, coordinating laminate work surfaces with inset stainless steel single drainer sink unit with mixer tap, tiled splash backs, integrated appliances to include fridge/freezer, dishwasher, oven, hob and extractor hood. Ceramic tiled floor

FIRST FLOOR

LANDING

Access to boarded loft, radiator, doors to all rooms.

BEDROOM ONE 10'2" x 9'8" (3.10m x 2.95m)

PVCu double glazed window to rear elevation, wall mounted triple wardrobe, radiator, laminate flooring.

BEDROOM TWO 9'7" x 9'6" (2.92m x 2.90m)

PVCu double glazed sealed unit window to front elevation, radiator, laminate floor.

BEDROOM THREE 11'4" x 7'<10'2" (3.45m x 2.13m<3.10m)

PVCu double glazed window to front elevation, radiator, laminate floor.

BEDROOM FOUR 9'5" x 8'4" (2.87m x 2.54m)

PVCu double glazed window to to rear elevation, laminate floor, wall mounted double wardrobe.

BATHROOM

Three piece white suite comprising paneled enclosed bath with mains shower over, wash hand basin with cupboard under, low level w.c , PVCu double glazed window to side elevation, built-in airing cupboard, tiled to walls & floor

EXTERIOR

REAR GARDEN 32ft (9.75mft)

Recently landscaped rear garden with extensive paved patio area with inset lighting, remainder laid with artificial lawn, flower & shrub beds, outside tap, outside power connected,side access with gate to front.

FRONT

Extensive driveway parking for up to 3 vehicles with additional garage.

GARAGE

Roller shutter door. 6' deep, plumbing for a washing machine, door to office 9' x 10', door to rear garden.

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.

- FOUR BEDROOMS
- SPACIOUS L SHAPE LOUNGE/DINER
- GROUND FLOOR W.C
- FITTED KITCHEN
- WHITE BATHROOM SUITE
- PVCu DOUBLE GLAZED WINDOWS & DOORS
- GARAGE & DRIVEWAY PARKING
- RECENTLY LANDSCAPED REAR GARDEN
- CLOSE TO TRAIN STATION, SHOPS AND SCHOOLS
- FREEHOLD. COUNCIL TAX BAND D. EPC RATING TBA

