



9 Halyard Reach, South Woodham Ferrers , Essex CM3 5GN
Price £750,000

Church & Hawes

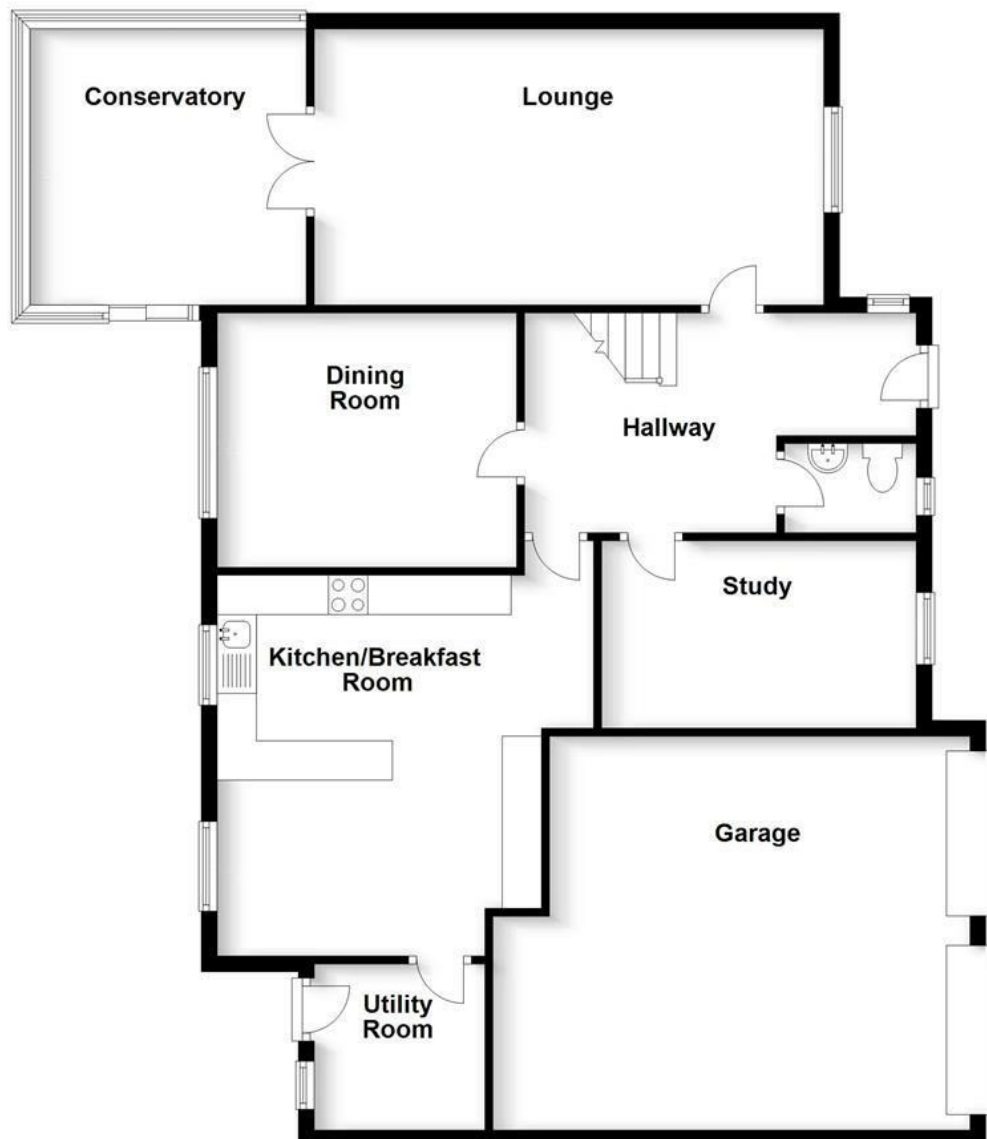
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

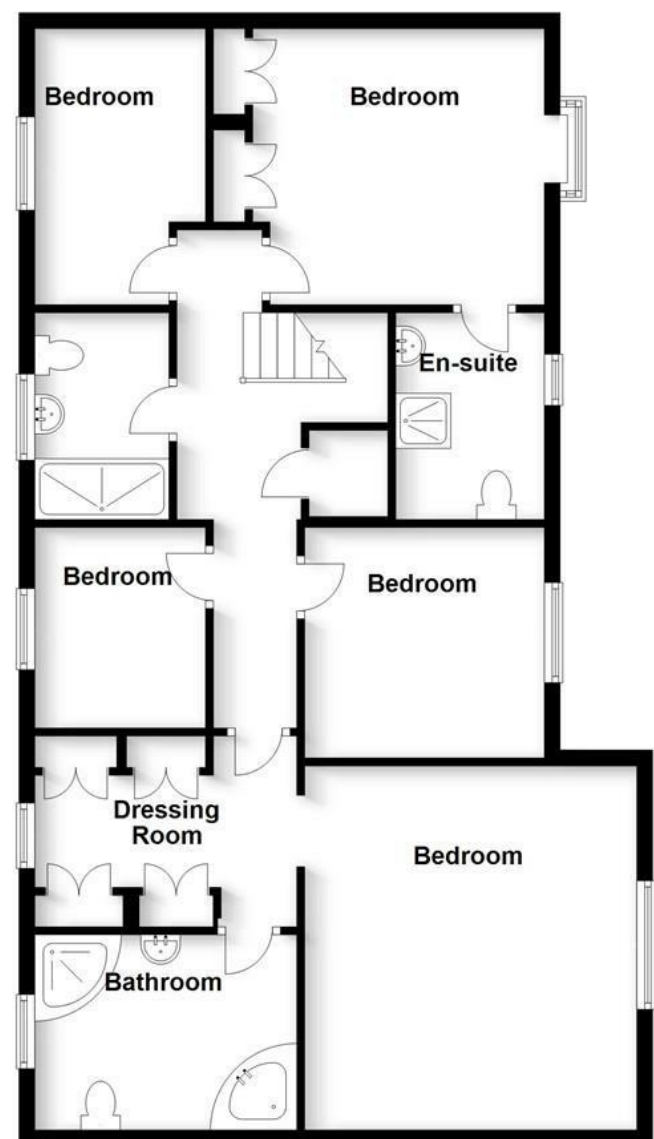
An impressive detached five bedroom executive residence situated within the prestigious Leighton Park development, locally known as one of the most sought after areas to live, with Marsh Farm country park and the river Crouch just a stones throw away. This particular home commences with a spacious welcoming entrance hall, a good size dual aspect lounge with adjoining conservatory, high specification kitchen/breakfast room, utility room, dining room plus study and ground floor cloak room w.c. On the first floor your greeted with a generous size master bedroom with dressing area and large en suite bathroom, second bedroom also offers an en suite shower room with three further bedrooms and modern shower room. Externally the low maintenance South facing rear garden offers seclusion, perfect for alfresco dining. With double garage and driveway parking for several vehicles this home truly has it all. Freehold. Council Tax Band G. EPC rating C.



Ground Floor
Approx. 1392.6 sq. feet



First Floor
Approx. 1037.3 sq. feet



Total area: approx. 2429.9 sq. feet

Produced by PTEPC Limited. Disclaimer: All floorplans are provided for informational and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way warrant the accuracy of the floorplan information and the floorplan layout and measurements may contain errors and omissions. We are not liable for and do not accept any liability relating to any loss or damage suffered as a direct or indirect result of use of any information. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your full requirements. Plan produced using PlanUp.



* Carpet shown for illustration purposes only

* Carpet shown for illustration purposes only

GROUND FLOOR

Entered via composite door to: -

HALLWAY

Ceramic tiled floor, radiator, stairs to first floor.

CLOAKROOM/W.C.

Radiator, wash hand basin with cupboard under, back to wall w.c., PVCu double glazed window to front, ceramic tiled floor.

STUDY 11'8" x 8' (3.56m x 2.44m)

PVCu double glazed window to front, double radiator, ceramic tiled floor.

LOUNGE 21'2" x 11'7" (6.45m x 3.53m)

Dual aspect room, two double radiators, French style doors to conservatory, recessed TV audio area. carpet in lounge as shown on the photos are for illustration purposes only.

DINING ROOM 12'5" x 10'8" (3.78m x 3.25m)

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

CONSERVATORY 9'7" x 10'7" (2.92m x 3.23m)

PVCu double glazed with brick built base, ceramic tiled floor, polycarbonate roof, door leading out to garden.

KITCHEN/BREAKFAST ROOM 16' x 15'7" (4.88m x 4.75m)

Two PVCu double glazed windows to rear, modern Quartz work surface with Dove Grey eye and base level units, oven and grill, halogen hob, extractor hood, integrated dish washer, fridge, fixed six seater table with quartz top, door to utility room.

UTILITY ROOM 7'3" x 7'1" (2.21m x 2.16m)

PVCu double glazed window and door to rear, ceramic tiled floor, radiator, plumbing for washing machine, integrated microwave.

FIRST FLOOR

BEDROOM 1 16' x 13'7" (4.88m x 4.14m)

PVCu double glazed window to front, bedroom furniture, radiator.

DRESSING ROOM 8' x 8' (2.44m x 2.44m)

PVCu double glazed window to rear, bedroom furniture comprising two double robes, one single robe, dressing table and radiator,

EN-SUITE BATHROOM 11'3" x 9' (3.43m x 2.74m)

Corner bath, wash hand basin with cupboard under, low level w.c., Quadrant shower.

BEDROOM 2 12' x 11'10" (3.66m x 3.61m)

PVCu double glazed window to front, radiator, built-in wardrobe - two doubles with cupboards over.

EN-SUITE SHOWER ROOM

White suite comprising wash hand basin with cupboard under, low level w.c., shower cubicle, majority tiled to walls and floor, radiator, PVCu double glazed window to front.

BEDROOM 3 12'2" x 10' (3.71m x 3.05m)

PVCu double glazed window to front, radiator, TV point.

BEDROOM 4 11'9" x 7' (3.58m x 2.13m)

PVCu double glazed window to rear, radiator.

BEDROOM 5 8'3" x 7'2" (2.51m x 2.18m)

PVCu double glazed window to rear, radiator.

SHOWER ROOM

PVCu double glazed window to rear, modern suite comprising 1600mil shower with glazed screen, wash hand basin with cupboards under, back to wall w.c., Amtico floor, heated towel rail.

LANDING

Airing cupboard, access to loft, radiator.

EXTERIOR

REAR GARDEN 56' x 47' (17.07m x 14.33m)

Secluded, brick block patio, artificial lawn, raised pergola seating area, shrub and flower beds.

DOUBLE GARAGE

Roller shutter doors with light and power.

FRONT

Extensive brick block driveway, artificial lawn, shrub borders and beds, side access.

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

