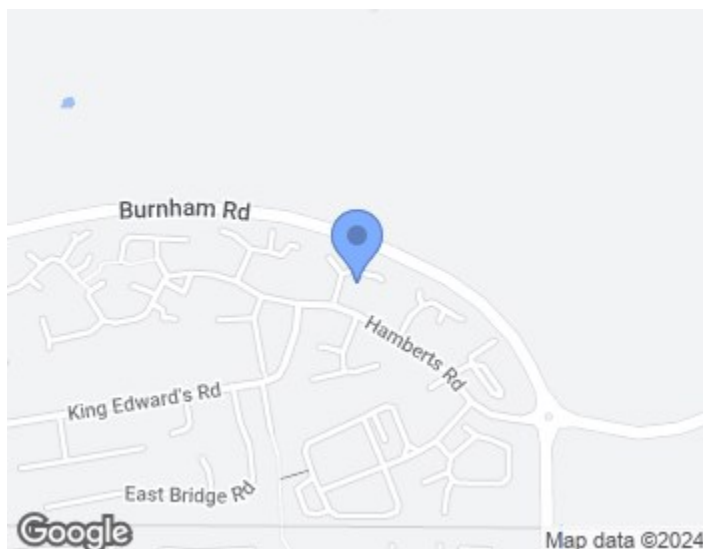


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



## 23 Bankside Close, South Woodham Ferrers, Essex CM3 5TT

Pleasantly situated in a mews court location, convenient for the local rail station, shops and catchment of Woodville primary school. A substantial extended 4 bedroom detached family house with ensuite to master bedroom, lounge, separate dining room, comprehensively fitted high gloss cream kitchen with integrated appliances to remain, family bathroom, ground floor cloaks all with White sanitary ware, gas heating and PVCu windows. Externally there is garaging for 1 car and additional parking, the large secluded rear garden commences with a landscaped patio leading to the lawn. **MUST BE SEEN.**  
Tenure Freehold. EPC Rating D. Council Tax Band D.

**Price £450,000**



## ACCOMODATION

### FIRST FLOOR

#### LANDING

PVCu sealed unit double glazed window to side, textured and coved ceiling, access to loft void, airing cupboard, doors to:

#### MASTER BEDROOM 9'6"x9'4 + recess (2.90m'x2.84m + recess)

PVCu sealed unit double glazed window to rear, smooth plaster ceiling, radiator, 2 wall lights, door to:

#### ENSUITE

Obscure PVCu sealed unit double glazed window to side, smooth plaster ceiling, heated chrome ladder towel rail, white suite comprising: Low level WC, vanity wash hand basin, walk in tiled shower and tray cubicle with glazed screen door, tiled visible floor and half tiled visible walls.

#### BEDROOM 2 13'3 x 8'4 (4.04m x 2.54m)

PVCu sealed unit double glazed window to front, textured and coved ceiling, radiator.

#### BEDROOM 3 9 x 7'4 (2.74m x 2.24m)

PVCu sealed unit double glazed window to side, textured and coved ceiling, radiator, built in wardrobes.

#### BEDROOM 4 8'6 x 5'10 (2.59m x 1.78m)

PVCu sealed unit double glazed window to front, textured ceiling, radiator.

#### BATHROOM

Obscure PVCu sealed unit double glazed window to side, textured ceiling, heated towel rail, white suite comprising: Low level WC, pedestal wash hand basin, bath with mixer tap and shower attachment, tiled to bath and shower area + tiled splash backs/half visible wall tiling.

#### GROUND FLOOR

Half obscure stain glass composite entrance door to:

#### HALL

Textured and coved ceiling, radiator, laminate flooring, double Oak glass doors to:

#### LOUNGE 14'9 x 11'4 (4.50m x 3.45m)

PVCu sealed unit double glazed square bay window to front, textured and coved ceiling, radiator, laminate flooring, feature fire place with raised hearth, display mantle over and inset feature fire, arch to:

#### DINING ROOM 13'5 x 9'2 (4.09m x 2.79m)

PVCu sealed unit double glazed window to side, textured and coved ceiling, radiator, laminate flooring, door to kitchen open to:

#### Inner Lobby

Textured ceiling, laminate flooring, under stairs cupboard, door to:

#### GROUND FLOOR CLOAKS

Obscure PVCu sealed unit double glazed window to side, textured and coved ceiling, heated chrome towel rail, white suite comprising: Low level WC, vanity wash hand basin, half tiled to visible walls and floor.

#### KITCHEN 14'8 x 9'5 (4.47m x 2.87m)

PVCu sealed unit double glazed window to rear, half PVCu sealed unit double glazed door to garden, smooth plaster ceiling, halogen down lights, radiator, fitted high gloss cream kitchen units with solid Oak work surfaces, single drainer one and a half bowl ceramic sink unit with mixer taps inset to work surface, drawers, cupboards and integrated dish washer under, 2 base units form range cooker recess, further base and drawer units, work surface with cupboard and space with plumbing for washing machine, breakfast bar, floor to ceiling larder cupboard, integrated fridge freezer, 5 wall cupboards, tiled splash backs to work surfaces.

#### OUTSIDE

#### FRONT

Low maintenance, parking, shared drive way to flank with side access gate to rear garden.

#### GARAGE & PARKING

Up and over door, eves storage space, personal door to garden.

#### LARGE SECLUDED REAR GARDEN

Paved patio with retaining wall, terraced to lawn, with flower and shrub borders, shed and avery, vegetable plot, outside light

#### 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.

- 4 BEDROOMS
- ENSUITE G/F/CLOAKS FAMILY BATHROOM WHITE SUITES
- LOUNGE
- DINING ROOM
- COMPREHENSIVELY FITTED KITCHEN
- LARGE SECLUDED GARDEN
- GARAGE & PARKING
- GAS HEATING & PVCu GLAZING
- CONVENIENT FOR LOCAL SHOPS SCHOOL & RAIL STATION
- FREEHOLD. EPC D. C/TAX D

