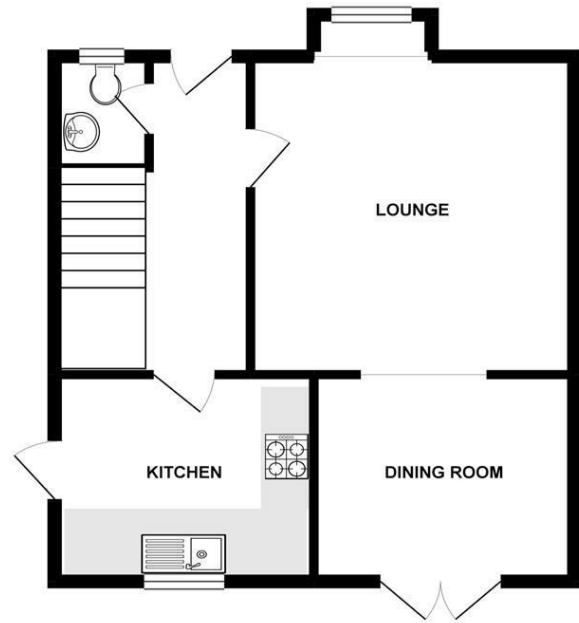
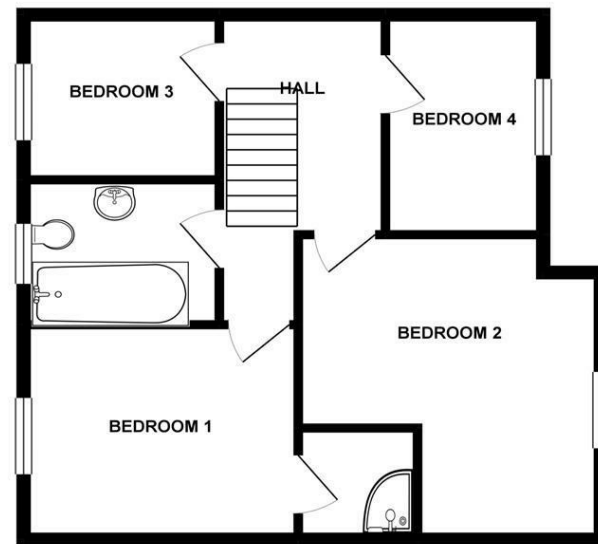


GROUND FLOOR



1ST FLOOR



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.  
Made with Metropix ©2024

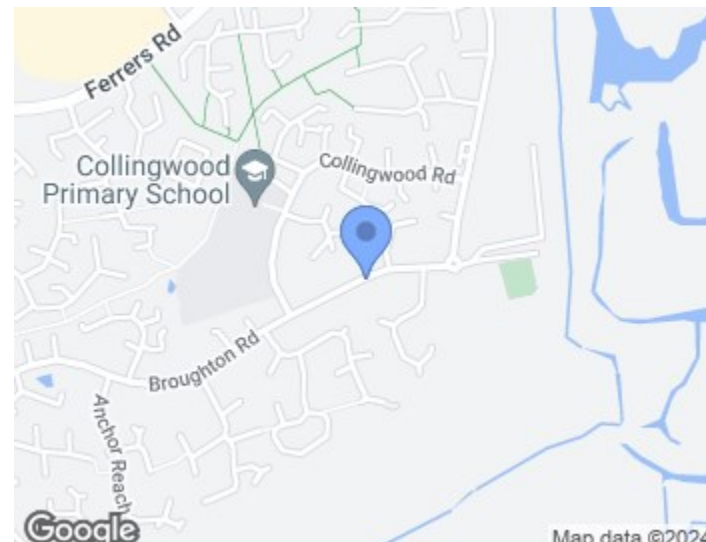
4 bedroom detached house



## 38 Middleton Row, South Woodham Ferrers, Essex CM3 5WE

Detached four bedroom family home situated in a pleasant location overlooking greensward with rear vehicular access to the garage and carport. Features include en-suite, family bathroom and ground floor cloaks - all with white suites, fitted shaker style kitchen, lounge with adjoining dining room with direct access to the secluded low maintenance rear garden, replacement PVCu windows and doors and heating provided via a gas radiator system.  
Freehold Council tax Band: E EPC Rating: C

O.I.R.O £425,000



## FIRST FLOOR

### LANDING

PVCu sealed unit double glazed window to side, coved cornice to textured ceiling, access to loft space, airing cupboard.

### BATHROOM

Obscure PVCu sealed unit double glazed window to rear, coved cornice to textured ceiling, heated chrome towel rail, white low level w.c., pedestal wash hand basin, panel enclosed bath with mixer tap and shower attachment with glazed screen, tiled walls and floor.

### BEDROOM 1 11'3" x 9'3" (3.43m x 2.82m)

PVCu sealed unit double glazed window to rear, coved cornice to textured ceiling, radiator, built-in wardrobes.

### EN-SUITE

Obscure PVCu sealed unit double glazed window to side, textured ceiling, heated chrome towel rail, white suite comprising low level w.c., vanity wash hand basin, quadrant shower, fully tiled walls and floor.

### BEDROOM 2 12'10" x 11'7" max. (3.91m x 3.53m max.)

PVCu sealed unit double glazed window to front, coved cornice to textured ceiling, radiator, wardrobe recess.

### BEDROOM 3 8'3" x 8' (2.51m x 2.44m)

PVCu sealed unit double glazed window to rear, coved cornice to textured ceiling, radiator.

### BEDROOM 4 8'2" x 6'7" (2.49m x 2.01m)

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

### GROUND FLOOR

Composite entrance door to: -

### HALL

Obscure PVCu sealed unit double glazed window to front, coved cornice to textured ceiling, radiator, stairs rise to first floor, laminate floor.

### CLOAKROOM

Obscure PVCu sealed unit double glazed window to

front, coved cornice to textured ceiling, radiator, white vanity wash hand basin, low level w.c., half tiled, tiled floor.

### LOUNGE 13'5" x 13'4" (4.09m x 4.06m)

PVCu sealed unit double glazed bay window to front, coved cornice to textured ceiling, two radiators, TV point laminate floor, double doors to: -

### DINING ROOM 10'7" x 8'9" (3.23m x 2.67m)

PVCu sealed unit double glazed French doors to garden, coved cornice to textured ceiling, radiator, laminate floor.

### KITCHEN 10'5" x 8'9" (3.18m x 2.67m)

PVCu sealed unit double glazed window to rear and half PVCu sealed unit double glazed door to side, textured ceiling, understair cupboard with gas central heating serving domestic hot water and central heating, laminate floor, Shaker style kitchen comprising single drainer stainless steel one and a half bowl sink unit with mixer tap inset work surface with cupboard and storage space under, plumbing for a washing machine, adjacent work surface inset five ring gas hob with oven under and extractor fan over, drawer and cupboards over, floor to ceiling unit housing integrated fridge freezer, six wall cupboards and base unit, tiled splashbacks.

### EXTERIOR

#### FRONT

Pedestrian only location with shrubs, side access to rear.

#### REAR

Paved with raised shrub and flower planters. shed, outside tap, gate leading to garage.

### GARAGE & CARPORT

Up and over door to garage, car port adjacent.

### 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
- EN-SUITE SHOWER ROOM
- GAS FIRED CENTRAL HEATING
- PVCu WINDOWS & DOORS
- NO ONWARD CHAIN
- GROUND FLOOR CLOAK ROOM W.C
- LOUNGE & DINING ROOM
- SHAKER STYLE KITCHEN
- GARAGE & CARPORT
- FREEHOLD COUNCIL TAX: E EPC RATING: C

