



11 Brent Avenue, South Woodham Ferrers, Essex CM3 5SE

NOW OFFERED WITH NO ONWARD CHAIN - Detached four bedroom family home set over three floors offering versatile family accommodation, to include a large bedroom on the second floor ideal for someone wanting their own space. This particular home has recently undergone extensive improvements to include a fantastic remodelled kitchen /diner incorporating quartz worksurfaces with matching utility room, modern ground floor cloak room w.c, plus re fitted four piece family bathroom. Other features include spacious lounge, PVCu double glazed windows and doors, gas fired central heating an enclosed unoverlooked rear garden, garage, driveway and additional off street parking for three vehicles. Conveniently situated just a stones throw from the "Outstanding" Ofsted rated Woodville primary school, train station, medical centre and supermarket.
an ideal home for a growing family. Freehold, Council tax band D EPC rating TBC,

Price £475,000



GROUND FLOOR

Composite door into: -

ENTRANCE HALL

Open tread stairs to first floor, radiator, double doors to: -

CLOAKROOM/WC

Refitted white suite comprising wash hand basin with unit under, back to wall w.c., fully tiled to walls and floor, chrome heated towel rail, PVCu obscure double glazed window to side.

LOUNGE 18' x 10'9" (5.49m x 3.28m)

Two PVCu double glazed windows to front, two radiators, feature fireplace, dado rail, coved cornice to smooth ceiling with inset spotlights, double width opening to: -

DINING ROOM/KITCHEN 18'5" x 9'10" (5.61m x 3.00m)

Refitted with a range of high gloss eye and base units with co-ordinating Quartz work surfaces, inset sink unit with mixer tap, space for 900 mil Range cooker, extractor hood over, integrated fridge/freezer, PVCu double glazed window to rear, French doors to rear garden, laminate flooring to dining area, ceramic tiled floor to kitchen, door to: -

UTILITY ROOM

PVCu double glazed window to rear, PVCu double glazed door to rear, Quartz work surfaces, eye and base level units, concealed gas central heating boiler.

FIRST FLOOR

BATHROOM

Modern suite comprising panel enclosed bath with mixer tap, Quadrant shower cubicle, wash hand basin with cupboard under, back to wall w.c, fully tiled to walls and floor.

BEDROOM 1 13'5" x 10'1" (4.09m x 3.07m)

Two PVCu double glazed windows to front, radiator, range of built-in wardrobes.

BEDROOM 2 14'3" x 8'7" (4.34m x 2.62m)

PVCu double glazed window to rear, range of fitted wardrobes to one wall with mirror sliding doors, radiator.

BEDROOM 3 10'1 x 7'10<5'5 (3.07m x 2.39m<1.65m)

PVCu double glazed window to front elevation, two built in cupboards, radiator.

SECOND FLOOR

Restricted head height.

BEDROOM 4 11'7" x 25'3" (3.53m x 7.70m)

Four velux windows to front and rear, radiator, eaves storage.

EXTERIOR

REAR GARDEN 24' x 40' (7.32m x 12.19m)

Brick built patio with remainder laid to lawn, perimeter wall and fence, courtesy door to: -

GARAGE

Boarded loft, up and over door, light and power, gate to side.

AGENTS NOTE

Agents Note & Money Laundering & Referrals

AGENTS NOTE: These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there is no delay in agreeing a sale

REFERRALS: As an integral part of the community

and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

- FOUR BEDROOMS
- DETACHED HOUSE
- LUXURIOUS BATHROOM AND CLOAKROOM W.C
- SPACIOUS LOUNGE
- HIGH QUALITY KITCHEN & UTILITY ROOM WITH QUARTZ WORK SURFACES
- ENCLOSED REAR GARDEN
- GARAGE AND DRIVEWAY
- OFF STREET PARKING FOR 3 VEHICLES
- CLOSE TO TRAIN STATION & WOODVILLE SCHOOL
- FREEHOLD COUNCIL TAX BAND D EPC RATING TBC.

