



## 98 King Edwards Road, South Woodham Ferrers, Essex CM3 5PH Price £385,000

An extended three bedroom semi detached house conveniently situated for the train station, Woodville primary school, and town centre. This particular home boasts a welcoming spacious entrance hall, lounge with open plan dining room, fitted kitchen and ground floor cloak room w.c, with a modern family shower room located on the first floor. the exterior features a lovely 42 ft South facing rear garden with direct access to the garage. With off street drive way parking for several vehicles this really is a super family home in a great location. Freehold. Council tax band C. EPC rating TBC



## HALLWAY

Entered via PVCu double glazed door into spacious entrance hall, radiator, stairs to first floor with cupboard under. doors leading to lounge and kitchen.

## LOUNGE 13'1 x 10'10 (3.99m x 3.30m)

PVCu double glazed window to front elevation, wall mounted smooth stone feature fireplace with raised hearth, radiator, open plan to dining room.

## DINING ROOM 11' x 9'6 (3.35m x 2.90m)

PVCu double glazed sliding patio doors leading out to rear garden, radiator, door leading to kitchen.

## KITCHEN 11'6 x 7'3 (3.51m x 2.21m)

PVCu double glazed window to side elevation, fitted with a range of white eye and base level units, laminate work surfaces with inset sink unit, integrated electric oven with gas hob with extractor hood over, plumbing for washing machine, coved to smooth ceiling, door way leading to ground floor cloak room w.c

## CLOAKROOM W.C

PVCu double glazed window to side elevation, low level w.c, wash hand basin with cupboards under, half height tiling to walls, radiator.

## OUTER HALLWAY

PVCu double glazed window to side elevation, PVCu double glazed door leading to rear garden.

## FIRST FLOOR

### LANDING

PVCu double glazed window to side elevation, doors to all first floor rooms.

### BEDROOM ONE 12'10 x 10'4 (3.91m x 3.15m)

PVCu double glazed window to front elevation, radiator, coved to ceiling.

### BEDROOM TWO 9'4 x 9'3 (2.84m x 2.82m)

PVCu double glazed window to rear elevation, radiator, built in wardrobe, coved to ceiling.

### BEDROOM THREE 6'6 x 9'3<6'8 (1.98m x 2.82m<2.03m)

PVCu double glazed window to front elevation, built in cupboard, radiator

## SHOWER ROOM

White suite comprising large walk in shower unit with glazed screen, vanity unit with wash hand basin, back to wall w.c, fully tiled to walls, two PVCu double glazed windows to rear elevation.

## EXTERIOR

### REAR GARDEN 42' (12.80m)

South facing rear garden commencing paved patio area under a retractable sun canopy, remainder laid to lawn with well tended flower and shrub beds and borders, perimeter fencing, green house, timber shed, access to garage and driveway.

### GARAGE

Electric roller shutter door, power and light connected, window to rear

### FRONT GARDEN

Laid to lawn, with off road driveway parking for several vehicles leading to garage.

## 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 enquiries 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.



THREE BEDROOM HOUSE

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 Metropex ©2024.

