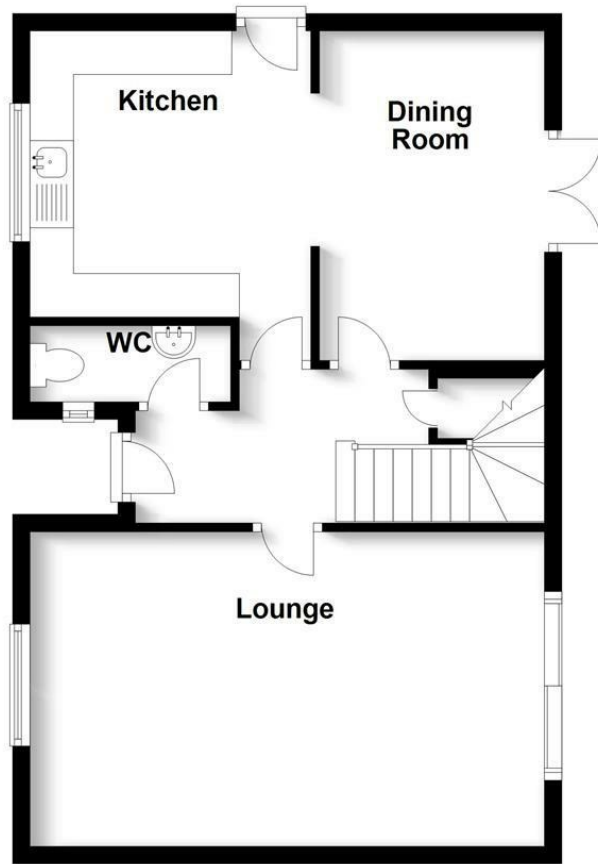
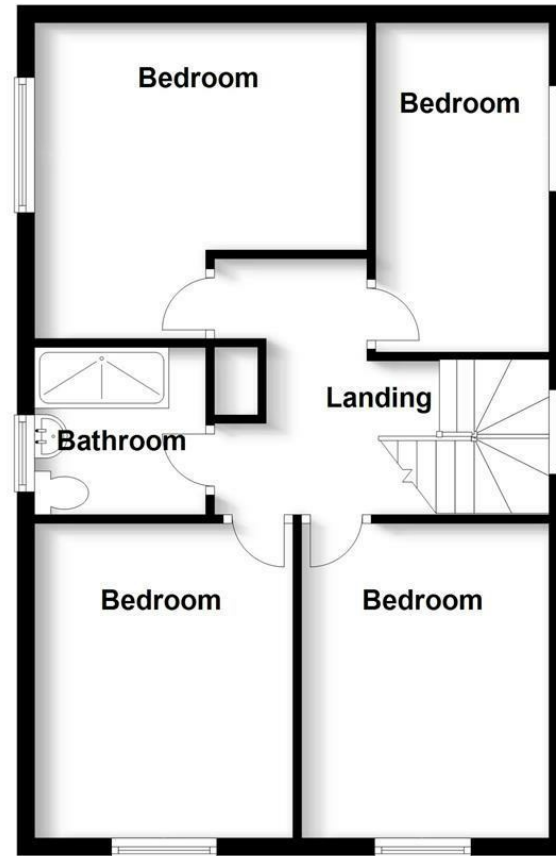


Ground Floor



First Floor



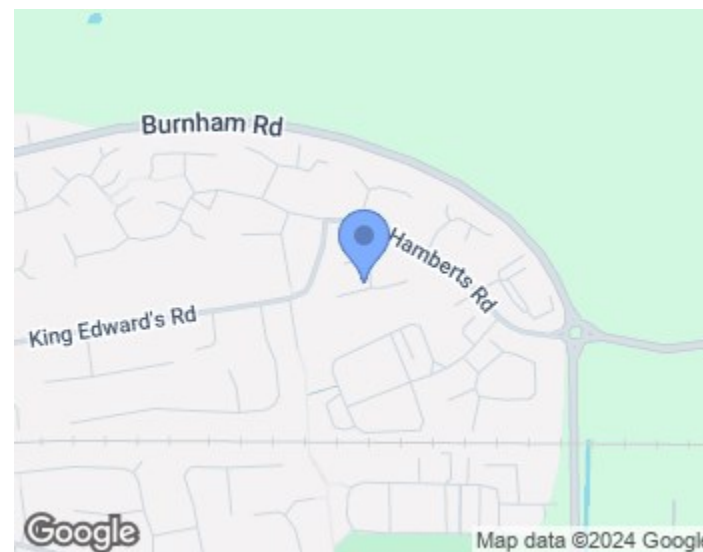
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Plan produced using PlanUp.



28 Glendale, South Woodham Ferrers, CM3 5TS

Set on a corner plot within a popular residential turning convenient for town centre, train station and local schools. This particular detached home features four double bedrooms, a spacious dual aspect lounge, fitted kitchen with open plan dining room, modern shower room plus ground floor cloakroom w.c. externally the 51ft x 30ft rear garden faces west, with the addition of garage and driveway parking. A great family home. Freehold, Council tax band E. EPC rating: D

Price £475,000



GROUND FLOOR

Entered via composite door.

CLOAKROOM/W.C.

White suite comprising low level w.c. and wash hand basin, radiator, PVCu double glazed window to side, ceramic tiled floor.

HALLWAY

Built-in storage cupboard, stairs to first floor, cupboard under, double radiator, ceramic tiled floor.

LOUNGE 12' x 19'4" (3.66m x 5.89m)

Dual aspect room, PVCu double glazed window to front, PVCu double glazed sliding double glazed doors to rear, smooth stone feature fireplace with raised hearth, double radiator, wood flooring.

KITCHEN 10'8" x 10'2" (3.25m x 3.10m)

PVCu double glazed window to front elevation, PVCu double glazed door to side elevation, eye and base level units, laminate work surface, stainless steel single one and a half bowl sink unit, plumbing for washing machine, space for cooker, ceramic tiled floor, concealed gas boiler, open plan to: -

DINING ROOM 12'10" x 8'11" (3.91m x 2.72m)

Double radiator, PVCu double glazed doors to rear garden, ceramic tiled floor.

FIRST FLOOR

LANDING

PVCu double glazed window to rear elevation, access to loft, built-in airing cupboard housing hot water cylinder.

BEDROOM ONE 12'8" x 12'5" (3.86m x 3.78m)

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

BEDROOM TWO 12'4" x 9'10" (3.76m x 3.00m)

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

BEDROOM THREE 12'5" x 9'10" (3.78m x 3.00m)

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

BEDROOM FOUR 13'4" x 7'3" (4.06m x 2.21m)

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

SHOWER ROOM

Three piece white suite comprising 1600 mil shower unit with glazed screen, pedestal wash hand basin, low level w.c., PVCu double glazed window to front, chrome heated towel rail, ceramic tiling to walls and floor.

EXTERIOR

REAR 30' x 51 approx. (9.14m x 15.54m approx.)

West facing rear garden, mainly laid to lawn with flower and shrub borders, door into garage, gate with side access, perimeter wall and fence.

GARAGE

Up and over door, power and light, loft space.

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

WE ARE OPEN – Monday to Friday 9am-6pm – Saturday 9am-5pm

- FOUR DOUBLE BEDROOMS
- DETACHED HOUSE
- SPACIOUS LOUNGE
- FITTED KITCHEN
- ADJACENT DINING ROOM
- GROUND FLOOR CLOAKROOM W.C
- PVCu DOUBLE GLAZED
- GARAGE AND DRIVEWAY PARKING
- GOOD SIZE REAR GARDEN
- FREEHOLD, COUNCIL TAX BAND E, EPC RATING: D

