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Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



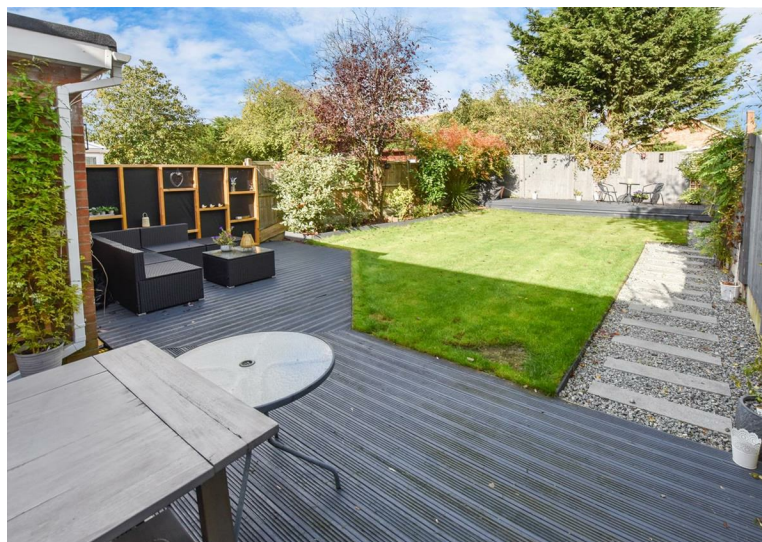
13 Whitehouse Road, South Woodham Ferrers, Essex CM3 5PF

Situated in Whitehouse Road conveniently situated close to the train station, Woodville primary school and local shops this large semi-detached house is a true gem waiting to be discovered. Boasting not just one, but two reception rooms, this property offers ample space for all your needs. With five bedrooms and three bathrooms, there's room for the whole family to spread out and relax.

One of the standout features of this property is its deceptively spacious layout, providing more room than meets the eye. The lounge diner is perfect for entertaining guests or enjoying family meals, while the additional family room offers a cosy retreat for quieter moments.

Step outside into the large rear garden where you can unwind and enjoy alfresco dining from the two expansive decked areas plus the addition of a bar! With off street driveway parking for several vehicles this fantastic family home needs to be viewed to fully appreciate all it has to offer. Freehold. council tax band D. EPC rating D.

Price £455,000



GROUND FLOOR

PVCu double glazed composite door into: -

HALLWAY

Stairs to first floor, double radiator, door to lounge and door to: -

BEDROOM 11'7" x 8'6" (3.53m x 2.59m)

PVCu double glazed window to front elevation, radiator, fitted wardrobes with mirror doors, stairs rising to en suite shower room.

EN-SUITE SHOWER ROOM

Majority tiled to walls, ceramic tiled floor, shower cubicle with glass door, wash hand basin, back to wall w.c. chrome heated towel rail.

LOUNGE/DINER 12'4" x 7'10" x 30' (3.76m x 2.39m x 9.14m)

Two PVCu double glazed windows to front elevation, hardwood flooring, two double radiators. coved to smooth ceiling, PVCu double glazed window and door leading out to rear garden. door way to kitchen.

KITCHEN 12'9" x 7'3" (3.89m x 2.21m)

PVCu double glazed window to rear elevation, fitted with a range of Shaker style eye and base level units, co ordinating laminate work surfaces with inset stainless steel sink unit, integrated gas hob with extractor hood over, built in oven and grill, space for fridge/freezer , large built-in under stair cupboard, door way to inner hall way.

INNER HALLWAY

doors leading to family room and cloak room W.C & utility room.

CLOAKROOM/UTILITY

Low level w.c., wash hand basin with cupboard under, work surface with plumbing under.

SITTING ROOM/FAMILY ROOM 14'2" x 10' (4.32m x 3.05m)

PVCu double glazed to rear, PVCu double glazed double doors to side elevation, radiator.

FIRST FLOOR

LANDING

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

BEDROOM 2 9'1" x 12' (2.77m x 3.66m)

Two PVCu double glazed windows to front elevation, radiator.

BEDROOM 3 11'8" x 8' (3.56m x 2.44m)

PVCu double glazed window to rear elevation, built-in double wardrobes, radiator.

BEDROOM 4 8'8" x 7'4" (2.64m x 2.24m)

PVCu double glazed window to rear, radiator.

BEDROOM 5

PVCu double glazed window to front elevation, radiator.

BATHROOM

Fully tiled room, white three piece white suite comprising corner bath with shower over, low level w.c. and pedestal wash hand basin. heated towel rail.

EXTERIOR

REAR GARDEN 63' (19.20m)

Generous size rear garden commencing with extensive decked area leading to lawn, path way leading to further raised decked area incorporating coved bar area, hardstand for timber shed, shrub beds, perimeter fencing

FRONT

Large Herringbone style brick block driveway providing off road parking for 2/3 vehicles.

AGENTS NOTES

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.

- FIVE BEDROOMS
- LOUNGE/DINER
- FAMILY ROOM
- MASTER BEDROOM WITH EN SUITE
- FAMILY BATHROOM
- UTILITY ROOM/CLOAKROOM W.C
- DRIVEWAY PARKING FOR 2/3 VEHICLES
- 63FT REAR GARDEN
- CLOSE TO TRAIN STATION, SHOPS & WOODVILLE PRIMARY SCHOOL
- FREEHOLD. COUNCIL TAX BAND D. EPC RATING D.

