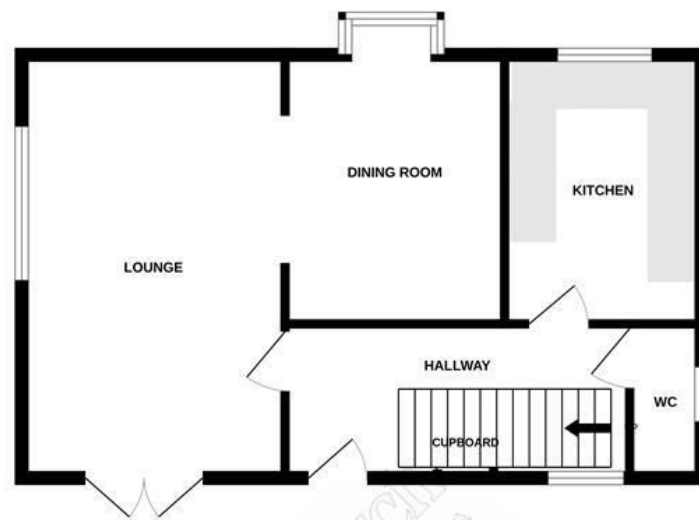
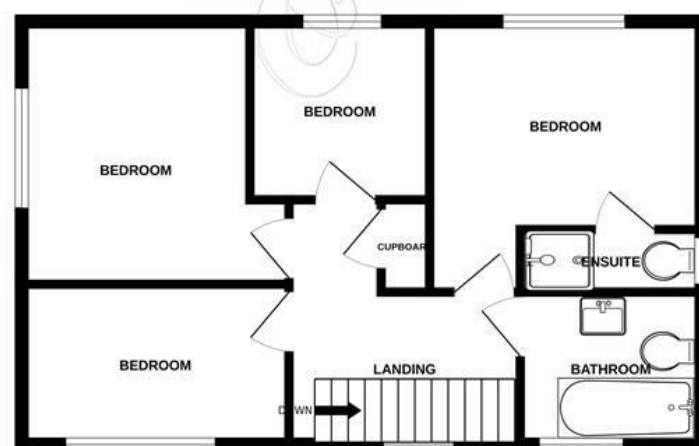


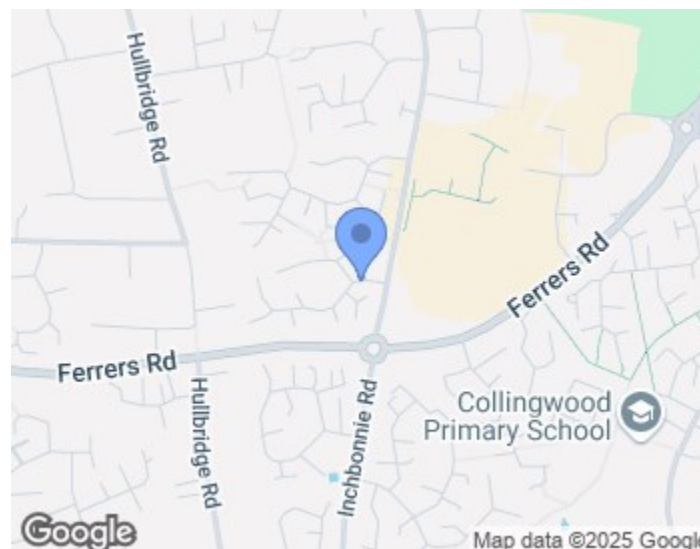
GROUND FLOOR



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.  
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[www.churchandhawes.com](http://www.churchandhawes.com)

19 Reeves Way, South Woodham Ferrers,  
Essex, CM3 5XF

Tel: 01245 329429

[swf@churchandhawes.com](mailto:swf@churchandhawes.com)

# Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents



## 3 Abbotsleigh Road, South Woodham Ferrers, Essex CM3 5SR

Four bedroom detached house situated just a short walk from the town centre with its shops and schools, whilst also conveniently placed for the train station. Features include lounge and adjoining dining room, ground floor cloakroom w.c, and fitted kitchen. the first floor offers four good size bedrooms including en suite to the master, plus further family bathroom. Externally the home offers a self contained garden with garage and driveway parking opposite. Freehold, Council tax band D. EPC rating: C

**Price £375,000**



**GROUND FLOOR**

Entrance to the property is gained via tiled porch with outside light and PVCu door to: -

**HALLWAY**

Radiator, wall thermostat, textured ceiling, door to under stairs cupboard, vinyl cushion flooring.

**CLOAKROOM/WC**

Obscure PVCu double glazed obscure glazed window to side, comprising low level w.c., ceramic wash hand basin with tiled splashbacks, textured ceiling, ceramic tiled floor.

**LOUNGE 17'9" x 11' (5.41m x 3.35m)**

PVCu double glazed window to side and patio doors to rear, two radiators, TV point, textured ceiling, laminate floor, double width opening into:

**DINING ROOM 11'2" x 9'4" (3.40m x 2.84m)**

PVCu double glazed bay window to rear, radiator, textured ceiling, laminate flooring.

**KITCHEN 11'1" x 8'3" (3.38m x 2.51m)**

PVCu double glazed window to rear, obscure double glazed door to side, range of wall and base units with concealed lighting incorporating a one and half bowl stainless steel sink unit, hob with extractor, built-in double oven, plumbing for washing machine, plaster ceiling with downlighters, vinyl flooring, gas fired central heating boiler.

**FIRST FLOOR**

**LANDING 10'10" x 6'1" (3.30m x 1.85m)**

PVCu double glazed window to front, access to loft space, textured ceiling, door to airing cupboard housing lagged copper cylinder and immersion.

**BATHROOM**

PVCu obscure double glazed window to front, suite comprising low level w.c., pedestal wash hand basin and panelled bath with shower over, chrome heated towel rail, fully tiled walls, radiator, textured ceiling, tiled floor.

**BEDROOM 1 11'5"<9'7" x 10'8" (3.48m<2.92m x 3.25m)**

PVCu double glazed window to side, textured ceiling, fitted carpet, radiator.

**EN-SUITE**

Obscure PVCu double glazed window to side, suite comprising wash hand basin with cupboard under, shower cubicle, textured ceiling, tiled flooring, tiled to walls.

**BEDROOM 2 12' x 8'5" (3.66m x 2.57m)**

PVCu sealed unit double glazed window to front, textured ceiling, fitted carpet, radiator.

**BEDROOM 3 11'2" x 6'10" (3.40m x 2.08m)**

PVCu double glazed window to front, radiator, textured ceiling, laminate floor.

**BEDROOM 4 7'6" x 7'5" (2.29m x 2.26m)**

PVCu double glazed window to rear, radiator, laminate flooring textured ceiling.

**EXTERIOR**

Fully enclosed, south facing garden laid with 3G lawn to patio area, outside tap, shed and pathway. There is a small lawned area to the front of the property. Driveway for two vehicles leading to: -

**GARAGE**

Detached single garage with up and over door and pitched roof.

**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.

- FOUR BEDROOM DETACHED HOUSE
- GROUND FLOOR CLOAKROOM W.C
- LOUNGE AND DINING ROOM
- FITTED KITCHEN
- MASTER BEDROOM WITH EN SUITE
- FAMILY BATHROOM
- PVCu DOUBLE GLAZED WINDOWS AND DOORS
- ENCLOSED GARDEN
- GARAGE AND DRIVEWAY PARKING
- FREEHOLD, COUNCIL TAX BAND D. EPC RATING: C

