

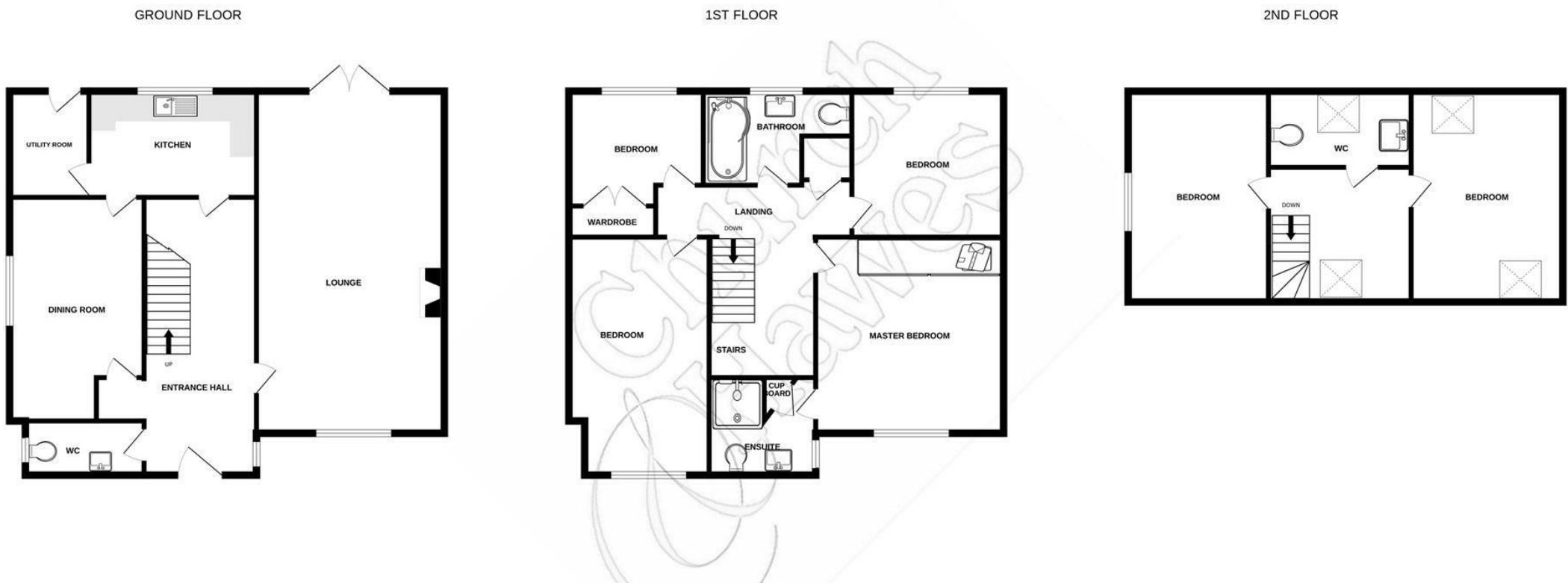


26 Broughton Road, South Woodham Ferrers, Essex CM3 5YX  
Offers in excess of £575,000

**Church & Hawes**  
Est. 1977  
Estate Agents, Valuers, Letting & Management Agents

MUST BE SEEN! HIGHLY RECOMMENDED. Todays demanding lifestyle necessitates the need for family accomodation to be flexible and provide adequate space and independence for all age groups. This extended 6 bedroom house is situated in one of the most sought after roads in town, the accommodation over 3 floors boasts 5/6 bedrooms, 2 on the second floor or study and bedroom along with a wc, 4 on the first floor with ensuite to master bedroom and family bathroom, the ground floor affords a dual aspect lounge, separate dining room, refitted kitchen with adjoining utility room to compliment. Externally the cul-de-sac is a pleasant attractive location and the house occupies a prominent position, with both front and rear gardens, 2 car garage and additional parking space. All with PVCu glazing and gas heating. Tenure Freehold. Council Tax Band: F. EPC: C





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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## SECOND FLOOR

### LANDING

Sealed unit velux window to front, textured ceiling, access to loft space, door to: -

### W.C.

Sealed unit double glazed velux window to rear, textured ceiling, radiator, white low level w.c. and pedestal wash hand basin.

### BEDROOM 2 15' x 11'3" (4.57m x 3.43m)

Sealed unit double glazed velux windows to front and rear, textured ceiling, radiator, TV point, eaves storage cupboard and light.

### BEDROOM 3 15' x 9'6" (4.57m x 2.90m)

PVCu sealed unit double glazed window to side, textured ceiling, radiator, eaves storage cupboard and light.

## FIRST FLOOR

### LANDING

Textured ceiling, stairs to second floor, airing cupboard, doors to: -

### BATHROOM

Obscure PVCu sealed unit double glazed window to rear, coved cornice to smooth plaster ceiling, extractor fan, chrome heated towel rail, white suite comprising low level w.c., vanity wash hand basin, L-shaped bath with mixer tap and remote controlled shower over, glazed shower screen, tiled to visible walls.

### BEDROOM 1 11'5" x 10'7" (3.48m x 3.23m)

PVCu sealed unit double glazed window to front, textured ceiling, radiator, fitted wardrobes and dressing table.

### EN-SUITE

Obscure PVCu sealed unit double glazed window to side, smooth plaster ceiling, extractor fan, chrome heated towel rail, white low level w.c., pedestal wash hand basin, walk-in shower with glazed screen door, tiled to visible walls, built in bathroom cabinet.

### BEDROOM 4 12'8" x 9'9" (3.86m x 2.97m)

PVCu sealed unit double glazed window to front, textured ceiling, radiator, wall shelving.

### BEDROOM 5 11'5" x 9' (3.48m x 2.74m)

PVCu sealed unit double glazed window to rear, textured ceiling, radiator, laminate floor.

### BEDROOM 6 9' x 7'9" (2.74m x 2.36m)

PVCu sealed unit double glazed window to rear, textured ceiling, radiator, built-in wardrobes.

### GROUND FLOOR

Composite half obscure sealed unit double glazed entrance door to: -

### HALL

Sealed unit double glazed window to side, textured ceiling, radiator, stairs rise to first floor, understair cupboard, telephone point, doors to:

### CLOAKROOM

Obscure PVCu sealed unit double glazed window to side, textured ceiling, radiator, white vanity wash hand basin with tiled splashbacks and low level w.c.,

### DINING ROOM 11'2" x 9'8" (3.40m x 2.95m)

PVCu sealed unit double glazed window to side, coved cornice to textured ceiling, radiator, dimmer switch.

### KITCHEN 10'8" x 8'4" (3.25m x 2.54m)

PVCu sealed unit double glazed window to rear, coved cornice to smooth plaster ceiling, radiator, tiled visible floor and tiled splashbacks, refitted kitchen with shaker style units comprising single drainer stainless steel sink unit with mixer tap inset work surface with cupboards and storage space under, plumbing for a dishwasher, adjacent work surface with drawers and cupboards under, seven wall cupboards, door to: -

### UTILITY ROOM 8'5" x 5'2" (2.57m x 1.57m)

Sealed unit double glazed composite door to garden, coved cornice to smooth plaster ceiling, radiator, concealed gas central heating boiler serving domestic hot water and central heating, plumbing for a washing machine, 3 wall cupboards, tiled visible floor.

### LOUNGE 20' x 11'4 (6.10m x 3.45m)

PVCu sealed unit double glazed window to front, PVCu sealed unit double glazed French doors to garden, coved cornice to textured ceiling, 2 radiators, dimmer switch, TV point, feature brick fireplace with raised brick hearth, feature gas fire.

## EXTERIOR

### FRONT

Laid to lawn, driveway to garage, side access to rear, parking for two + cars.

### REAR

Crazy paved patio to lawn, outside tap and light, flank storage area.

### GARAGE

Two up and over doors, light and power, personal door to rear, boarded loft storage and ladder.

### 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.

