



94-96 Haltwhistle Road, South Woodham Ferrers , CM3 5ZF  
Guide price £560,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

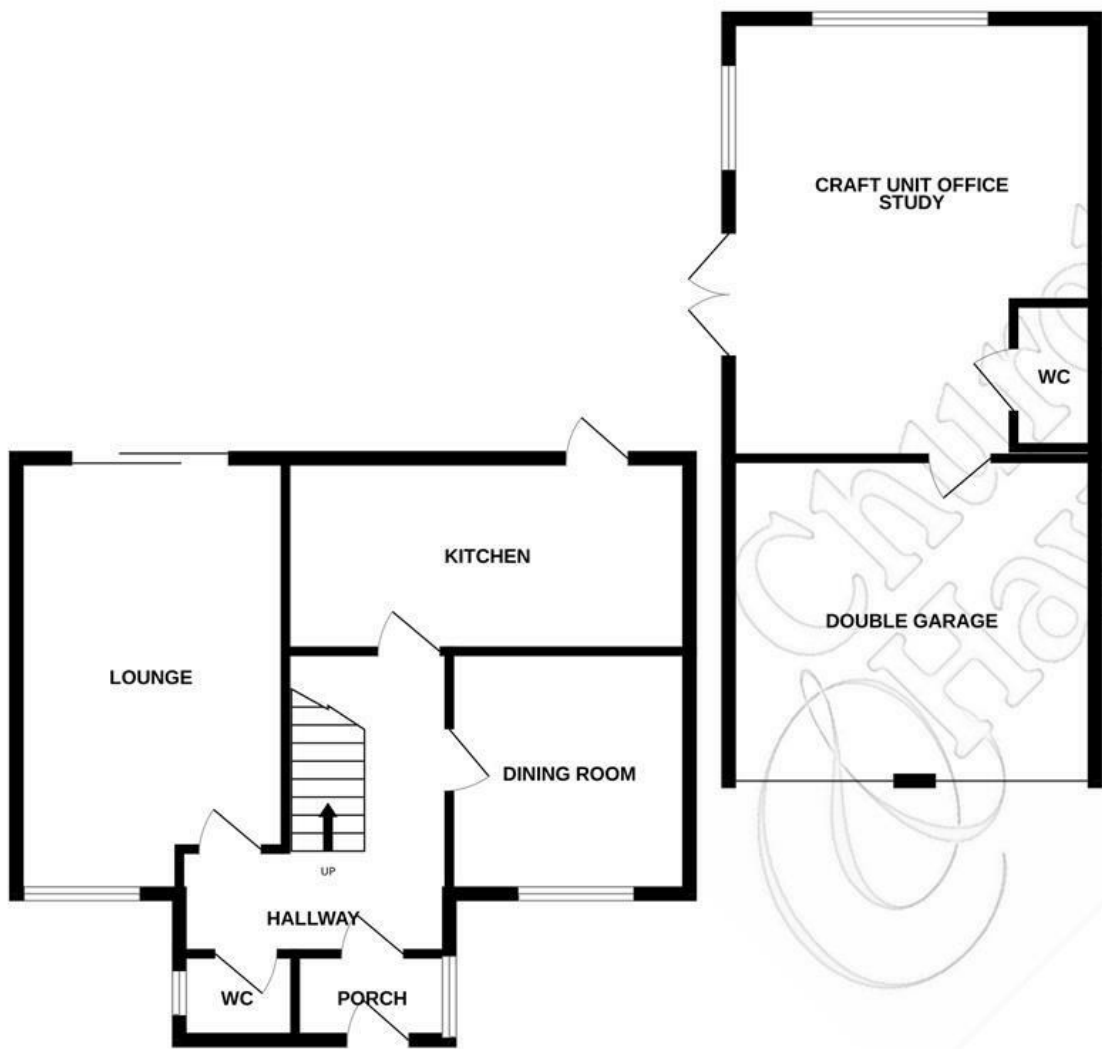


GUIDE PRICE £560,000 - £580,000 FOUR BEDROOM DETACHED HOUSE WITH ADJOINING CRAFT UNIT/OFFICE SPACE ADDRESSED AND INDEPENDENTLY ACCESSED, 94 HALTWHISTLE ROAD, WITH NUMEROUS ALTERNATIVE USES: OFFICE SPACE/GAMES ROOM/GYM/HOME CINEMA/POSSIBLE ANNEXE - LET YOUR IMAGINATION RUN WILD, THE CHOICE IS YOURS!  
Constructed during the early 80'S by Messrs Goldings Homes as part of the 'Craft and Home development' comprising a Conveniently located for the rail station and local shops. The main house boasts en suite and dressing room (formally bedroom 4 easily returned) to the main bedroom, lounge, dining room, refitted colonial style cream kitchen. Externally, the rear garden is southerly facing, garaging for 2 cars with additional parking for 4/6 more vehicles, the independently accessed craft unit has toilet facilities and 3 phase power. Tenure Freehold. Council Tax Band: D EPC: C

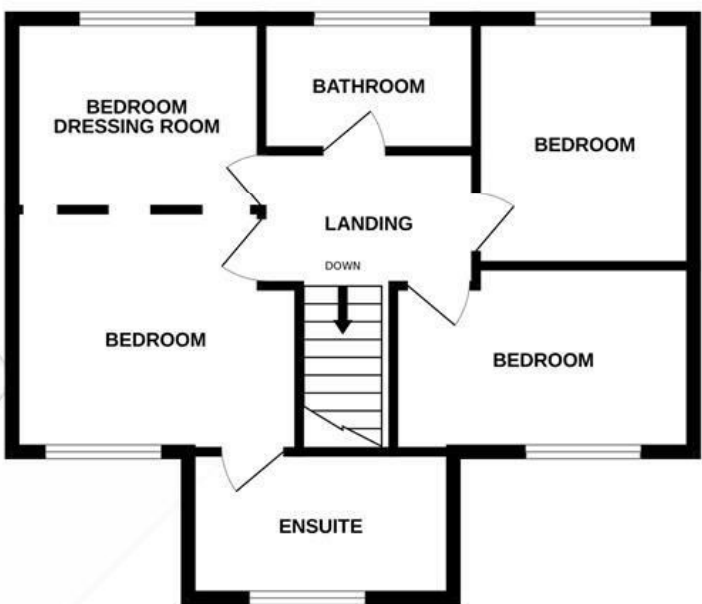




GROUND FLOOR



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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FIRST FLOOR

LANDING

Coved cornice to textured ceiling, access to loft space via ladder with boarding and light, doors to:

BATHROOM

Obscure PVCu sealed unit double glazed window to rear, textured ceiling, radiator, white suite comprising low level w.c., pedestal wash hand basin, panel enclosed bath with mixer tap and shower attachment, tiled to two thirds of visible walls.

BEDROOM 1 11'5" x 10'9" (3.48m x 3.28m)

PVCu sealed unit double glazed window to front, coved cornice to textured ceiling, radiator, TV point, door to ensuite, open to: -

DRESSING ROOM BEDROOM 4 10'6 x 6'10 (3.20m x 2.08m)

PVCu sealed unit double glazed window to rear, coved cornice to textured ceiling, radiator, telephone point, wardrobes to remain.

EN-SUITE

Obscure PVCu sealed unit double glazed window to front, textured ceiling, radiator, white low level w.c., vanity wash hand basin and walk-in shower with tiled surrounding area and glazed shower screens, remainder of visible walls half tiled.

BEDROOM 2 11'8" x 9'2" (3.56m x 2.79m)

PVCu sealed unit double glazed window to front, textured ceiling, radiator, airing cupboard/TV point.

BEDROOM 3 9'1" x 8'2" (2.77m x 2.49m )

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

GROUND FLOOR

Half PVCu sealed unit double glazed stain glass entrance door to: -

PORCH

PVCu sealed unit double glazed floor to ceiling window to

side and half PVCu sealed unit double glazed stain glass entrance door to: -

HALL

Coved cornice to textured ceiling, radiator, laminate floor, stairs rise to first floor, obscure PVCu sealed unit double glazed window to side, doors to:

CLOAKROOM

Obscure PVCu sealed unit double glazed window to front, coved cornice to textured ceiling, radiator, laminate floor, white low level w.c., vanity wash hand basin and tiled splashbacks.

DINING ROOM 9'9" x 9'2" (2.97m x 2.79m)

PVCu seled unit double glazed window to front, coved cornice to textured ceiling, radiator, laminate floor, TV point telephone point.

LOUNGE 18'10" x 10'8" (5.74m x 3.25m)

PVCu sealed unit double glazed window to front and PVCu sealed unit double glazed sliding patio door to rear garden, coved cornice to textured ceiling, two radiators, feature Adam style fireplace with raised hearth and display mantel over, TV point, telephone point, two wall lights.

KITCHEN 15'3" x 8'6" (4.65m x 2.59m)

PVCu sealed unit double glazed window to rear, laminate floor, half PVCu sealed unit double glazed door to conservatory, textured ceiling, colonial style kitchen comprising single drainer one and a half bowl sink unit with mixer tap inset work surface with cupboards and storage space under, plumbing for dishwasher, adjacent work surface with drawers and cupboards under, inset four ring ceramic hob with extractor fan over, breakfast bar, work surface with cupboards, storage space under, plumbing for washing machine, floor to ceiling larder cupboard, floor to ceiling unit housing double oven, slide out can racking, six wall cupboards, pelmet lighting. cupboard concealing gas boiler serving domestic hot water and, heating, tiled to visible walls and floor, telephone point.

CONSERVATORY 12'3" x 9'2" (3.73m x 2.79m)

PVCu sealed unit double glazed to all aspects, dwarf wall, tiled floor, doors to garden.

EXTERIOR

REAR

Patio with lawn and raised beds, south facing, rear access gate providing access to the craft unit/office/study.

FRONT

Lawn, flowers and shrubs, drive way parking for four/six cars, side access to rear.

GARAGE 17'4" x 16'1" (5.28m x 4.90m)

Two electric roller shutter doors, light and power, eaves storage, personal door to craft unit.

CRAFT UNIT/OFFICE/STUDY 17'5" x 16'1 (5.31m x 4.90m)

PVCu sealed unit double glazed French doors to and from rear garden, PVCu sealed unit double glazed windows to rear and side, coved cornice to textured ceiling, access to boarded loft space via ladder, lighting and power sockets, work surfaces and storage units, W.C. Champagne suite comprising low level w.c. and vanity wash hand basin.  
3 Phase power.

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 01245 329429  
WE ARE OPEN - Monday to Friday 9am-6pm - Saturday 9am-5pm.



