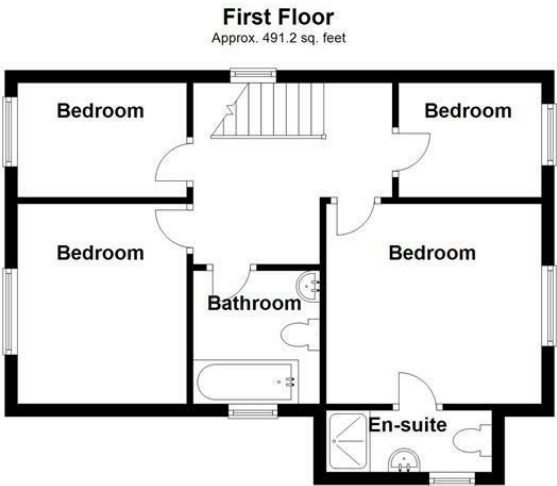
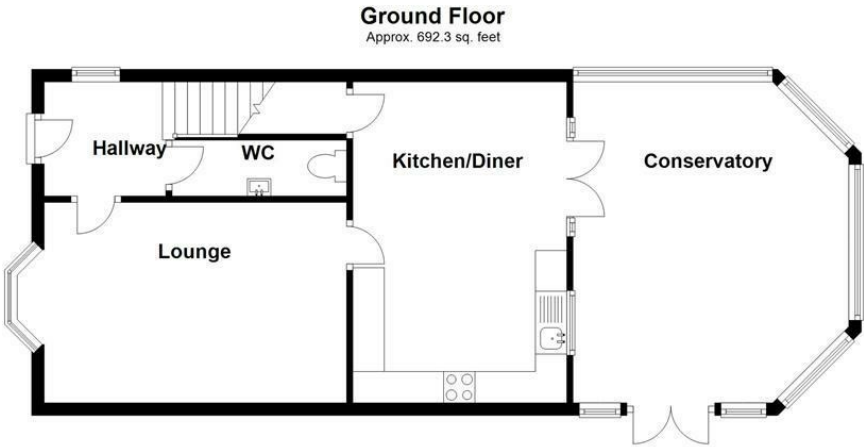


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Church & Hawes
Est.1977

Estate Agents, Valuers, Letting & Management Agents



Total area: approx. 1183.5 sq. feet

Produced by PTEPC Limited. Disclaimer: All floorplans are provided for informational and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way warrant the accuracy of the floorplan information and the floorplan layout and measurements may contain errors and omissions. We are not liable for and do not accept any liability relating to any loss or damage suffered as a direct or indirect result of use of any information You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your full requirements.
Plan produced using PlanUp.



36 Gandalfs Ride, South Woodham Ferrers, CM3 5WX

Nestled in the charming area of Gandalfs Ride, South Woodham Ferrers, this delightful link detached house offers a perfect blend of comfort and modern living. With four well-proportioned bedrooms, this property is ideal for families seeking a spacious home. The house boasts a generous reception room, providing a welcoming space for relaxation and entertaining guests.

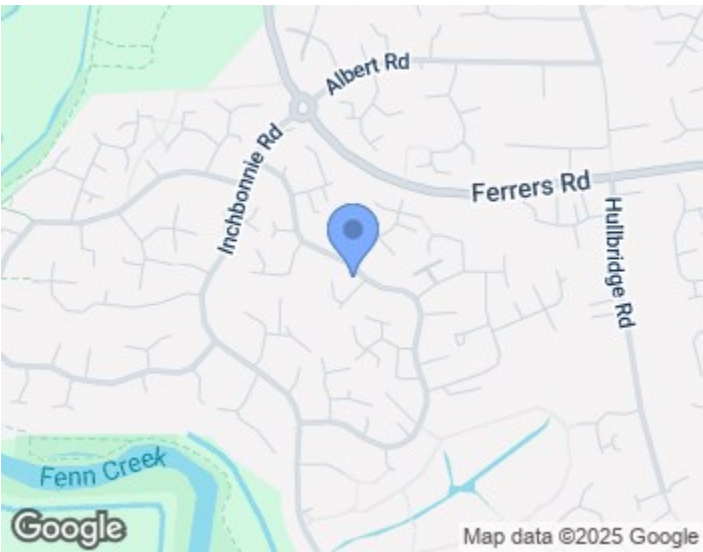
One of the standout features of this property is the good-sized conservatory, which floods the home with natural light and creates an inviting atmosphere. The modern open-plan kitchen diner is a true highlight, designed for both functionality and style, making it the perfect setting for family meals and gatherings.

The property includes two contemporary bathrooms, including an en suite, The attention to detail and quality finishes throughout the home make it well presented and ready for you to move in.

Externally the property boasts the rear garden extending to 50ft, with lawn, patio and decking area, plus off street parking by way of garage and driveway.

In summary, this well-appointed detached house in South Woodham Ferrers is a wonderful opportunity for anyone looking for a modern family home in a desirable location. With its spacious layout and thoughtful design, it is sure to impress.
Freehold. EPC rating D. Council tax band E

Price £465,000



GROUND FLOOR

Entered via composite door into entrance hall.

ENTRANCE HALL

PVCu double glazed window to side elevation, radiator, laminate flooring, coved to smooth ceiling, stairs to first floor, door to lounge and cloakroom w.c

CLOAKROOM W.C

Two piece white suite comprising wash hand basin with tiled splash back & cupboard under, low level w.c, radiator

LOUNGE 16' x 10'6 (4.88m x 3.20m)

PVCu feature bay window to front elevation, wall mounted fireplace with modern electric fire, laminate flooring, two radiators, coved to smooth ceiling, door leading to kitchen/diner

KITCHEN/DINER 16'10 x 12'2 (5.13m x 3.71m)

PVCu double glazed window to rear elevation, generously fitted with a range of Shaker style eye & base level units with co ordinating work surfaces, inset sink unit with mixer tap, integrated electric oven, halogen hob with extractor hood over, integrated fridge & freezer, washing machine & dishwasher, space for tumble dryer, coved to smooth ceiling, with inset spotlights, laminate flooring, built in under stair storage cupboard, PVCu double glazed french style doors leading to conservatory.

CONSERVATORY 14'2 x 13'6 (4.32m x 4.11m)

Brick built base with PVCu double glazed windows to three elevations, ceramic tiled flooring, radiator, polycarbonate roof, French style doors leading out to garden.

FIRST FLOOR

LANDING

PVCu double glazed window to side elevation, built in airing cupboard housing hot water cylinder, access to part boarded loft, doors to all first floor rooms.

BEDROOM ONE 12'9 x 10'7 (3.89m x 3.23m)

PVCu double glazed window to rear elevation, radiator, coved to smooth ceiling, door to en suite shower room

EN SUITE SHOWER ROOM

Re fitted modern white suite, fully tiled to walls and floor, shower cubicle, low level w.c wash hand basin, heated towel rail, extractor fan.

BEDROOM TWO 10'9 x 8'10 (3.28m x 2.69m)

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

BEDROOM THREE 9'5 x 6 (2.87m x 1.83m)

PVCu double glazed window to rear elevation, radiator, laminate flooring, coved to ceiling

BEDROOM FOUR 9'4 x 6 (2.84m x 1.83m)

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

BATHROOM 8 x 6'6 (2.44m x 1.98m)

Re fitted bathroom with obscure PVCu double glazed window to side elevation, fully tiled to walls and floor, bath with power shower over, wall hung wash hand basin, back to wall w.c, smooth ceiling with inset spotlights.

EXTERIOR

REAR GARDEN 50ft (15.24mft)

Commencing paved patio area, remainder laid to lawn with further raided timber deck, perimeter fencing, gate to side allowing access to front, courtesy door leading to garage.

GARAGE

Up & over door, power & light, gas fired central heating boiler.

FRONTAGE

Laid to lawn with driveway parking.

AGENTS NOTES

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.

- FOUR BEDROOM LINK DETACHED HOUSE
- GROUND FLOOR CLOAKROOM W.C
- LOUNGE WITH BAY WINDOW
- OPEN PLAN KITCHEN DINER
- GOOD SIZE CONSERVATORY
- MASTER BEDROOM WITH EN SUITE SHOWER ROOM
- MODERN BATHROOM
- REPLACEMENT PVCu DOUBLE GLAZED WINDOWS
- GARAGE & DRIVEWAY PARKING
- FREEHOLD, COUNCIL TAX BAND, EPC RATING TBC.

