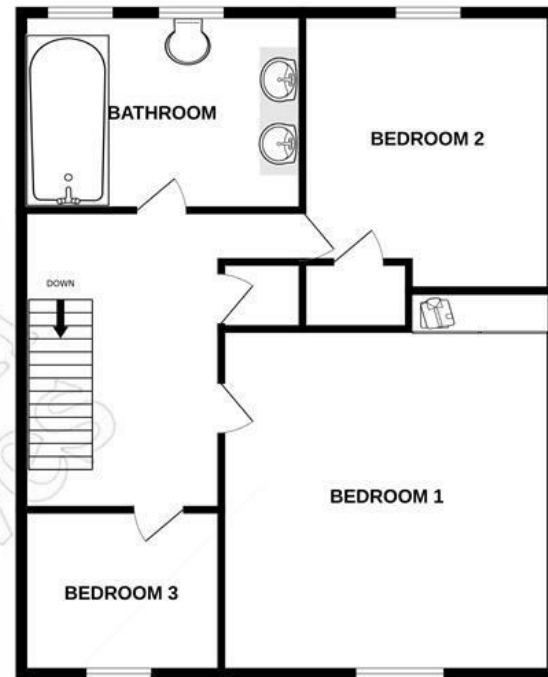
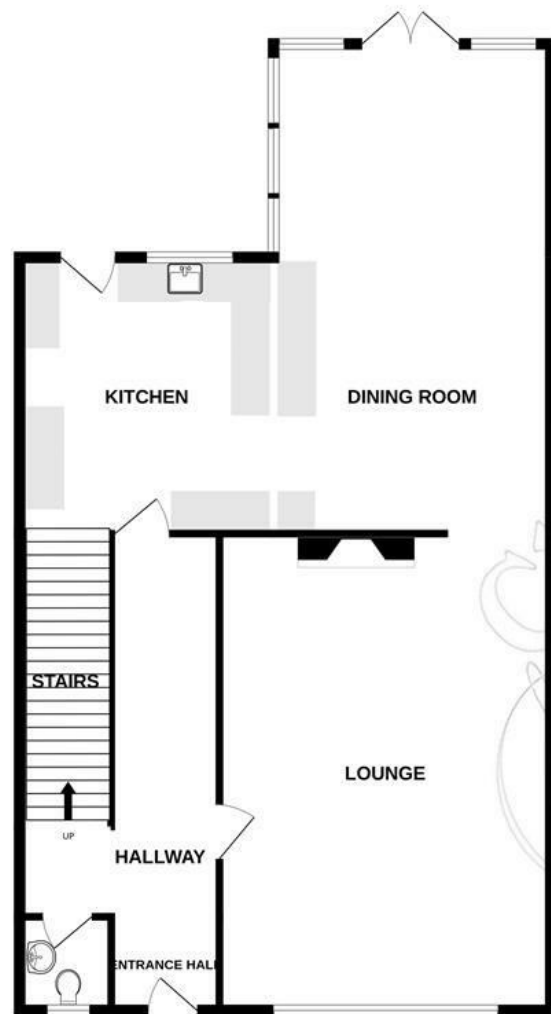


GROUND FLOOR

1ST FLOOR



THREE BEDROOM SEMI DETACHED HOUSE

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.  
Made with Metropix ©2025

[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

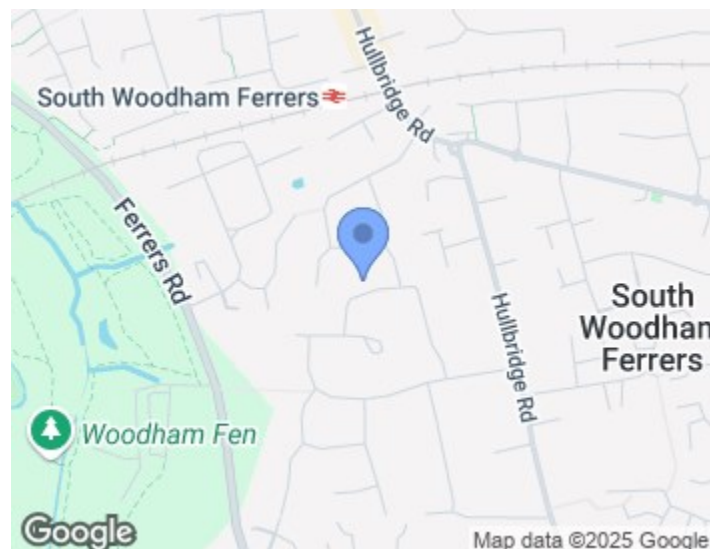
Estate Agents, Valuers, Letting & Management Agents



## 17 Marklay Drive, South Woodham Ferrers, CM3 5NP

Offered for sale with no onward chain. An extended spacious three bedroom square bay fronted Gough Cooper house is conveniently situated just a short walk from the train station, local shops & Woodville primary school. One of the many standout features of this property is the large modern kitchen/diner featuring stylish quartz work surfaces, plus adjacent open plan conservatory/dining room. Other benefits include a generous size lounge, a ground floor cloak room w.c for convenience plus a fully tiled family bathroom. Externally the house features a 46ft rear garden, extensive off road driveway parking for multiple vehicles. Viewing comes highly recommended. Freehold, Council tax band D, EPC rating tbc.

Price £425,000





**GROUND FLOOR**

Composite door into: -

**ENTRANCE PORCH**

Smooth ceiling with inset spotlights, stairs to first floor with cupboard under, radiator, doors to lounge, kitchen and cloakroom.

**CLOAKROOM/W.C.**

PVCu double glazed window to front, vanity unit with circular wash hand basin and cupboard under, low level w.c. (saniflo).

**LOUNGE 15' x 13' (4.57m x 3.96m)**

Square bay fronted PVCu double glazed window to two elevations, ceramic tiled floor, radiator, coved cornice to smooth ceiling, recessed display and media centre, recess for fireplace, access to:-

**KITCHEN/DINER 19'4" x 11'1" (5.89m x 3.38m)**

PVCu double glazed window and door to rear elevation, fitted with a range of modern chalk white eye and base level units with co-ordinating Quartz work surfaceS incorporating breakfast bar, inset sink unit with mixer tap and tiled splashbacks, space for 900mil cooker integrated electric oven, space for 1000mil American style fridge freezer, integrated dishwasher, smooth ceiling with inset spotlights, ceramic tiled floor, open plan to: -

**CONSERVATORY/DINING AREA**

Brick built walls, PVCu double glazed window to side elevation, PVCu double glazed sliding patio doors to rear garden, polycarbonate roof, ceramic tiled floor, plumbing for washing machine.

**LANDING**

Doors to all rooms, built-in airing cupboard, loft hatch.

**BATHROOM 8'10" x 5'6" (2.69m x 1.68m)**

Two PVCu double glazed windows to rear, fully tiled to walls and floor, vanity unit with Quartz counter top, two wash hand basins with mixer taps and cupboard under, panel enclosed bath with central mixer tap and power shower with glazed screen door, chrome heated towel rail, smooth ceiling.

**BEDROOM ONE 12' x 12' (3.66m x 3.66m)**

PVCu double glazed feature window to front, radiator, built-in double wardrobe, half height decorative wood panelling to one wall.

**BEDROOM TWO 10'1" x 9' (3.07m x 2.74m)**

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

**BEDROOM THREE 9' x 7'5" (2.74m x 2.26m)**

PVCu double glazed window to front, radiator.

**EXTERIOR**

**REAR**

Extensive timber deck area leading to lawn with paved patio to rear, timber summerhouse, outside power and water, double gates leading to: -

**FRONT**

Extensive driveway parking.

**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.

- SQUARE BAY FRONTED GOUGH COOPER HOUSE
- THREE BEDROOMS
- MODERN KITCHEN DINER
- CONSERVATORY/DINING ROOM
- GROUND FLOOR CLOAKROOM W.C
- FULLY TILED BATHROOM
- PVCU DOUBLE GLAZED & GAS FIRED CENTRAL HEATING
- 46 FT REAR GARDEN
- DRIVEWAY PARKING FOR NUMEROUS VEHICLES
- FREEHOLD, COUNCIL TAX BAND D

