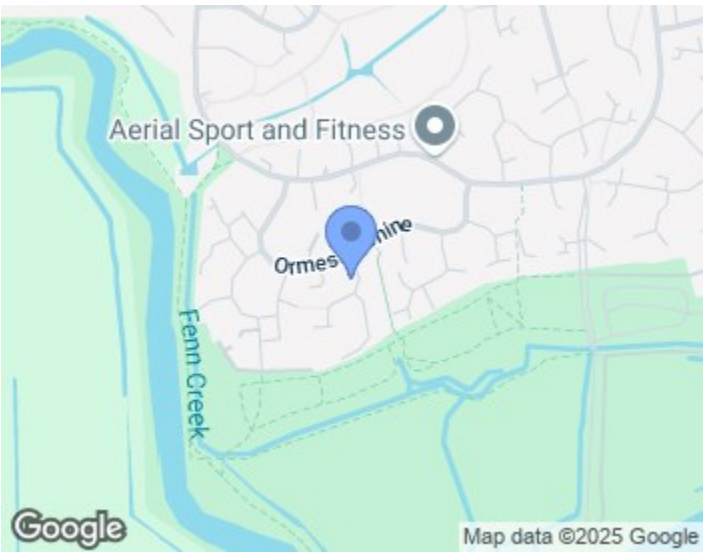


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2 Penshurst Drive, South Woodham Ferrers, Essex CM3 7AY

To be sold with no onward chain, this recently redecorated three bedroom house is situated within one of our most prestigious locations. This well appointed home features an impressive 19'3" x 17'4" open plan kitchen/diner with adjacent family room/study, bright and airy lounge, master bedroom with en-suite shower room, further family bathroom plus ground floor cloakroom/w.c. Externally, the property offers a south west facing rear garden, off street driveway parking plus one and a quarter size garage. Call now to view. Tenure: Freehold - EPC rating: D - Council tax band: E



Price £525,000

FIRST FLOOR

BEDROOM ONE 13'7" x 9'3" (4.14m x 2.82m)

PVCu double glazed window to rear, coved cornice to textured ceiling, built-in double wardrobe, radiator, door to: -

EN-SUITE SHOWER ROOM

Shower cubicle with glazed screen door, pedestal wash hand basin, low level w.c., tiled to walls, smooth ceiling with spotlights, extractor fan, towel rail, PVCu obscure double glazed window to side.

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

PVCu double glazed window to front, radiator, built-in wardrobe, coved cornice to ceiling.

BEDROOM THREE 8' x 8'4" (2.44m x 2.54m)

PVCu double glazed window to rear, coved cornice to ceiling, radiator.

BATHROOM

Three piece white suite comprising panel enclosed shower bath with mixer tap and mains power shower over, glazed shower screen, wash hand basin with white high gloss unit under, back to wall w.c., chrome radiator, fully tiled to walls and floor, smooth ceiling with inset spotlights, PVCu obscure double glazed window to front.

LANDING

PVCu double glazed window to side, radiator, built-in airing cupboard housing gas combi boiler, access to loft, stairs to ground floor.

GROUND FLOOR

Composite door into: -

ENTRANCE HALL

Radiator, coved cornice to smooth ceiling, PVCu double glazed window to side, LVT flooring, two under stair cupboards, door to: -

CLOAKROOM/W.C.

Corner wash hand basin with tiled splashbacks, low level w.c., radiator, LVT flooring, smooth ceiling, PVCu obscure double glazed window to side.

LOUNGE 15'5" x 10'8" (4.70m x 3.25m)

PVCu double glazed bay window to front, attractive feature fireplace with raised marble hearth, inset cast iron log burner , double radiator, coved cornice to smooth ceiling, LVT flooring.

KITCHEN 17'4" x 19'3"<11'8" (5.28m x 5.87m<3.56m)

Open plan kitchen/diner fitted with a generous range of cream shaker style eye and base level units with granite work surfaces, inset stainless steel one and a half sink unit, induction hob with extractor over, built-in electric oven and grill, integrated fridge and freezer, integrated dishwasher and washing machine, LVT flooring, smooth ceiling with inset spotlights, door leading to office/family room, PVCu double glazed window to rear, double glazed lantern light, large double glazed window to rear also PVCu double glazed bi-fold doors to rear garden.

OFFICE/FAMILY ROOM 12'6" x 7'9" (3.81m x 2.36m)

PVCu double glazed window to rear, radiator, LVT flooring, coved cornice to smooth ceiling with inset spotlights.

EXTERIOR

REAR GARDEN

Commencing paved patio, remainder laid to lawn, out side tap, outside lighting, hard stand for shed, perimeter fencing, courtesy door to garage.

DOUBLE GARAGE

Two up and over electric roller shutter doors, power and light connected. (please note one side of double garage has been converted into living space)

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.

- THREE BEDROOMS
- EN-SUITE SHOWER ROOM
- OPEN PLAN KITCHEN/DINER 19'3" X 17'4"
- OFFICE/FAMILY ROOM 12'7" X 7'9"
- LOUNGE 15'3" X 10'7"
- ONE & HALF GARAGE
- DOUBLE DRIVEWAY
- POPULAR LOCATION
- FREEHOLD
- EPC RATING: D - COUNCIL TAX BAND: E

