



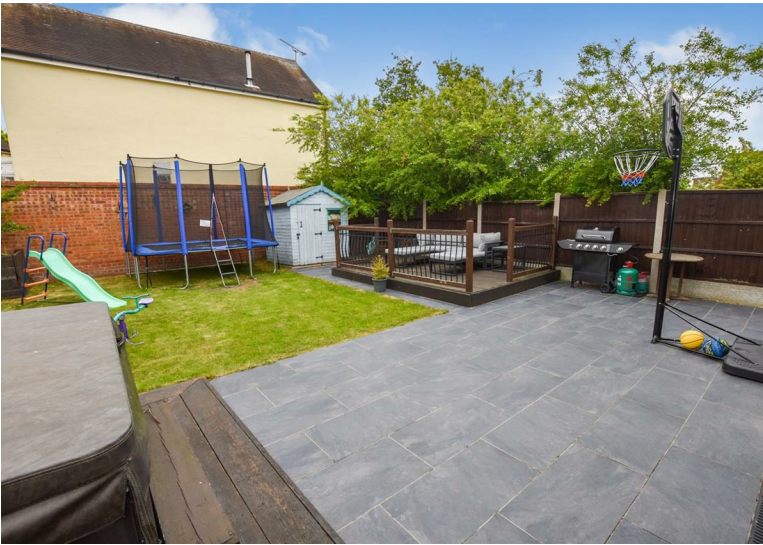
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Plan produced using PlanUp.



18 Holbrook Close, South Woodham Ferrers, Essex CM3 5ST

Deceptively spacious four bedroom link detached house conveniently situated just a short walk from the town centre, shops & schools. This particular home features some stand out features to include an impressive 21ft x 13ft open plan fully fitted kitchen diner, good size lounge, study and separate games room. The principle bedroom offers a concealed en suite shower room, with additional family bathroom and ground floor cloak room w.c. Externally the home offers a lovely rear garden, with adjacent green open space play area to the side. With private off street parking for a couple of vehicles this lovely family home deserves a viewing to fully appreciate the accommodation on offer. (please note planning has been granted for a full loft conversion, should anyone wish to pick up this option after completion) Freehold, EPC rating: D Council tax band D

Price £475,000



FIRST FLOOR

LANDING

Sealed unit PVCu double glazed window to side, smooth plaster ceiling, access to loft space via ladder, part boarded with light, radiator, airing cupboard, fitted carpet, stairs to ground floor, doors to: -

BATHROOM

Obscure sealed unit PVCu double glazed windows to front and side, coved cornice to smooth plaster ceiling with inset spotlights, radiator, refitted white three piece suite comprising low level w.c., pedestal wash hand basin, panel enclosed bath with electric shower over, glazed screen, tiled splashbacks, laminate tiled effect flooring.

BEDROOM 1 12'3" x 8'11" (3.73m x 2.72m)

Sealed unit PVCu double glazed window to side, smooth plaster ceiling, radiator, TV point, fitted wardrobes to one wall, fitted carpet, doors to: -

EN-SUITE

Obscure sealed unit PVCu double glazed window to front, ceiling with inset spotlights, refitted white three piece suite comprising low level w.c, wash hand basin with cupboard under, walk-sin shower with electric unit and glazed splash screen, aqua board to wall, tiled floor.

BEDROOM 2 11'4" x 7'9" (3.45m x 2.36m)

Dual aspect, sealed unit PVCu double glazed windows to rear and side, coved cornice to smooth plaster ceiling, radiator, TV point, dimmer switch, fitted carpet.

BEDROOM 3 8'10" x 7'6" (2.69m x 2.29m)

Sealed unit PVCu double glazed window to side, coved cornice to ceiling, radiator, TV point, fitted carpet.

BEDROOM 4 8'5" x 7'4" (2.57m x 2.24m)

Dual aspect, sealed unit PVCu double glazed windows to rear and side, coved cornice to textured ceiling, radiator, built-in wardrobe cupboard, fitted carpet.

GROUND FLOOR

Entered via obscure composite door into: -

HALLWAY

Coved cornice to smooth plaster ceiling, radiator, stairs rise to first floor, cupboard under, ceramic tiling, doors to: -

CLOAKROOM/W.C.

Obscure sealed unit PVCu double glazed window to rear, smooth plaster ceiling, radiator, refitted white two piece suite comprising low level w.c., wash hand basin, wood panelling to walls, ceramic tiled floor.

LOUNGE 15'4" x 12'6" (4.67m x 3.81m)

PVCu double glazed window to side, sealed unit PVCu double glazed French doors to rear garden, coved cornice to smooth plaster ceiling, radiator, TV point, feature fireplace with inset gas coal effect fire, wood laminate floor.

KITCHEN/DINER 13'2" x 21'4" (4.01m x 6.50m)

Triple aspect room, eye and base level units, Quartz work surfaces incorporating central island/breakfast bar, space for 1100 Range cooker, inlaid Butler sink with mixer tap, concealed gas central heating boiler, integrated washing machine, integrated fridge and freezer, underfloor heating.

STUDY 7'7" x 7'5" (2.31m x 2.26m)

PVCu French style doors, Velux sky light, built-in double robe, laminate floor, underfloor heating.

GAMES ROOM 7'5" x 6'11" (2.26m x 2.11m)

Velux sky light, underfloor heating.

EXTERIOR

FRONTAGE

Side access gate, block paved driveway with parking for two cars.

GARAGE

Currently converted to study/games room.

REAR GARDEN 37' x 34' (11.28m x 10.36m)

Extensive paved patio and raised deck, remainder laid to lawn.

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.

- FOUR BEDROOMS
- EN-SUITE SHOWER TO MASTER BEDROOM
- FAMILY BATHROOM & GROUND FLOOR CLOAK ROOM
- RE-FITTED MODERN KITCHEN/DINER
- GARAGE CONVERTED TO STUDY/GAMES ROOM
- ENCLOSED REAR GARDEN
- OFF STREET DRIVEWAY PARKING
- SOLAR POWERED WATER SYSTEM
- FREEHOLD
- COUNCIL TAX BAND: D - EPC RATING: D

