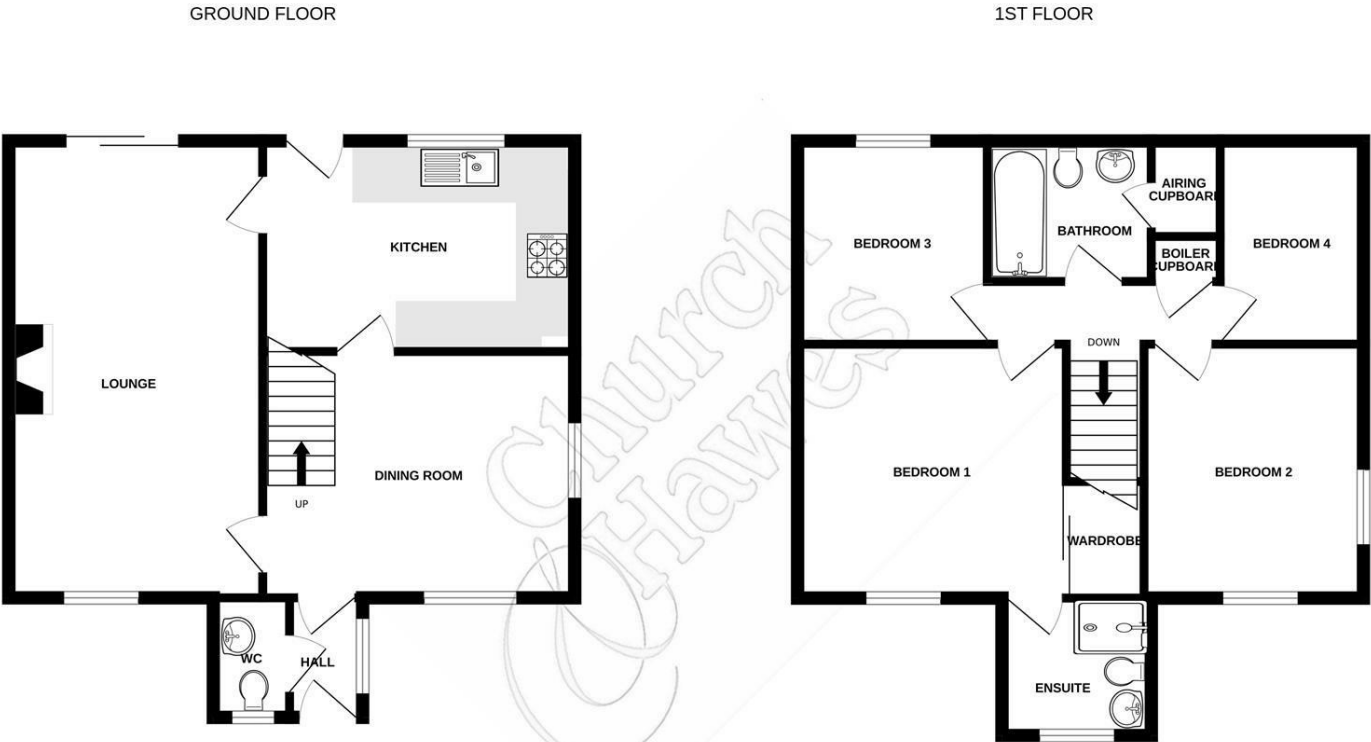




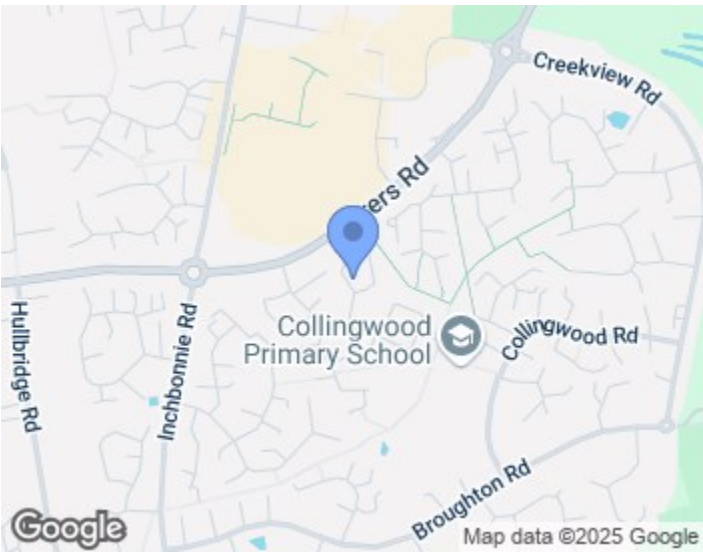
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



28 Cornish Grove, South Woodham Ferrers, CM3 5XX

Conveniently situated for the town centre, secondary and primary schools, yet still easily accessible to the local rail station this double fronted 4 bedroom detached house offers dual aspect lounge with feature fireplace, separate dining room, refitted 'designer ' kitchen, master bedroom with refitted en-suite, refitted family bathroom and ground floor cloaks all with white sanitary ware. gas heating, PVCu windows and doors throughout. Externally to the front elevation there is driveway parking leading to a 2 car detached garage, the rear garden commences with a large sun deck leading to the lawn and well stocked shrub borders. Council Tax Band: E. EPC rating C. Tenure: Freehold.

Price £470,000



FIRST FLOOR

LANDING

Textured ceiling, access to loft space, cupboard housing gas boiler serving domestic hot water and heating, doors to:

BATHROOM

Obscure PVCu sealed unit double glazed window to rear, smooth plaster ceiling, chrome heated towel rail, white low level w.c., pedestal wash hand basin, panel enclosed bath with mixer tap and tiled splashbacks, airing cupboard.

BEDROOM 1 11'4" x 11'1" (3.45m x 3.38m)

PVCu sealed unit double glazed window to front, smooth plaster ceiling, radiator, built-in wardrobes, door to:

EN-SUITE

Obscure PVCu sealed unit double glazed window to front, smooth plaster ceiling, chrome heated towel rail, tiled to visible floor, white suite comprising low level w.c., vanity wash hand basin, walk-in shower with glazed screen and raindrop shower, tiled to shower and tiled splashbacks.

BEDROOM 2 10'2" x 10' (3.10m x 3.05m)

PVCu sealed unit double glazed windows to front and side, coved cornice to textured ceiling, radiator.

BEDROOM 3 10' x 7'3" (3.05m x 2.21m)

PVCu sealed unit double glazed window to rear, coved cornice to textured ceiling, radiator, laminate floor.

BEDROOM 4 8'5" x 7'10" (2.57m x 2.39m)

PVCu sealed unit double glazed window to rear, smooth plaster ceiling, radiator, laminate floor, dimmer switch.

GROUND FLOOR

Composite entrance door to: -

HALL

PVCu sealed unit double glazed window to side, coved cornice to textured ceiling, radiator, laminate floor.

CLOAKROOM

Obscure PVCu sealed unit double glazed window to front, smooth plaster ceiling, chrome heated towel rail, white vanity wash hand basin, low level w.c.

DINING ROOM 10'7"<13'5" x 10'6" (3.23m<4.09m x 3.20m)

PVCu sealed unit double glazed windows to front and side, coved cornice to textured ceiling, radiator, laminate floor, stairs rise to first floor.

LOUNGE 20'2" x 11'1" (6.15m x 3.38m)

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, TV point, feature fireplace with raised hearth and display mantel over, TV point.

KITCHEN 9'2" x 13'6" (2.79m x 4.11m)

PVCu sealed unit double glazed window to rear and half PVCu sealed unit double glazed door to garden, radiator, refitted high gloss grey and matt white kitchen comprising single drainer white ceramic sink unit and mixer tap inset work surface with storage space under, plumbing for a washing machine and dishwasher, adjacent work surface, inset four ring gas hob with electric oven under, glass splashback and stainless steel extractor fan over, further work surface with drawers and storage space under, four wall cupboards, laminate floor.

EXTERIOR

FRONT

Side access to rear garden, driveway and parking to: -

DETACHED DOUBLE GARAGE

Two up and over doors, light and power, eaves storage space.

REAR

Decked patio to lawn with shrubs and trees.

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.

- 4 BEDROOMS
- ENSUITE
- 2 RECEPTION ROOMS
- REFITTED KITCHEN
- G/F/CLOAKS & FAMILY BATHROOM
- WHITE SANITARY WARE
- GAR HEATING & PVCu GLAZING
- 2 CAR GARAGE
- CLOSE TO TOWN & LOCAL SCHOOLS
- EPC: TBA. C/TAX: E. TENURE: FREEHOLD.

