



18 Halyard Reach, South Woodham Ferrers , Essex CM3 5GN
Price £685,000

Church & Hawes

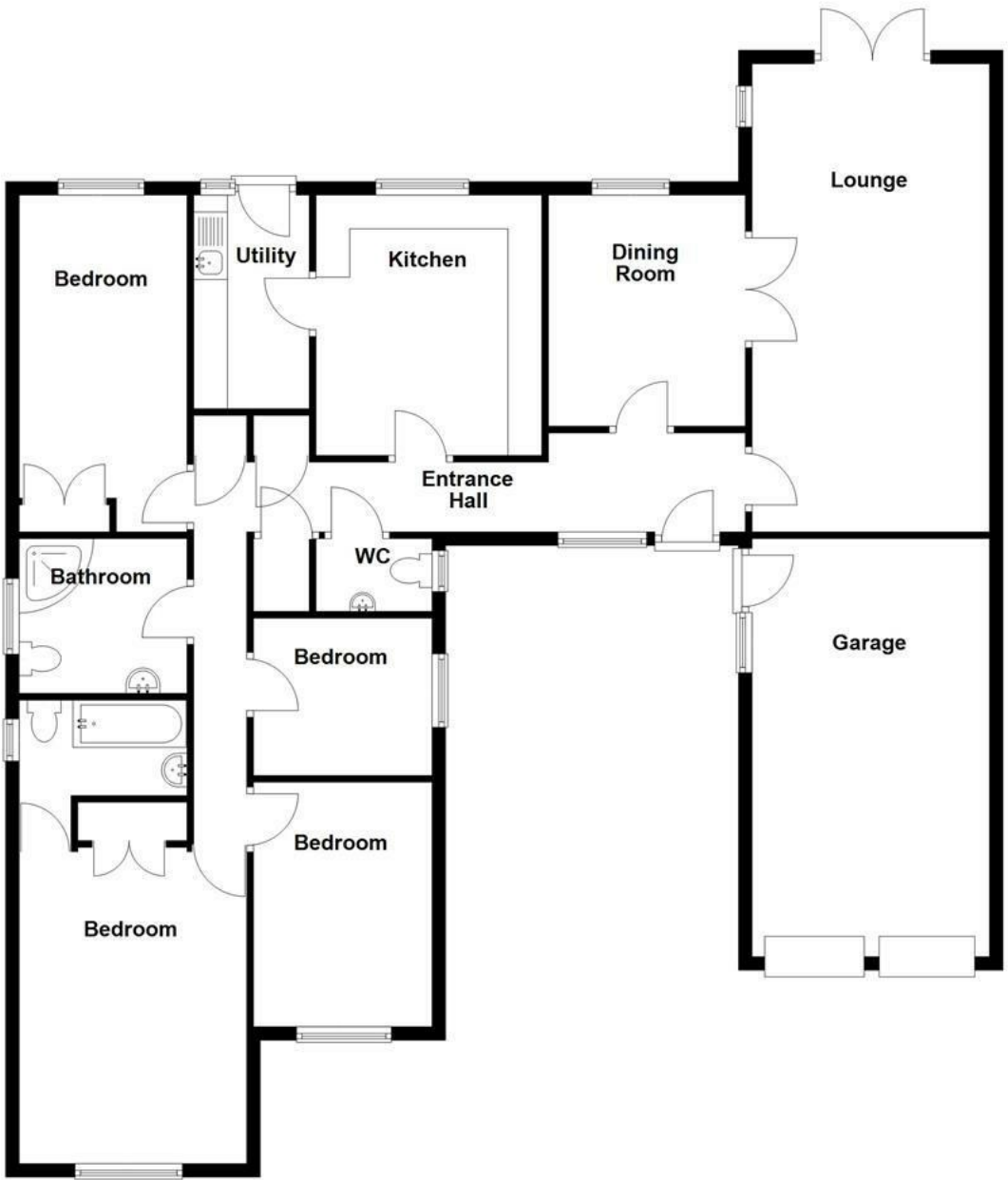
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Set within the prestigious Leighton Park development in South Woodham Ferrers, this exceptional detached bungalow at Halyard Reach is a rare find, being offered to the market for the very first time. This property boasts an impressive layout, featuring two spacious reception rooms, with four well-proportioned bedrooms, this home is perfect for families or those seeking extra space for guests or a home office. The two bathrooms ensure convenience and comfort for all residents. One of the standout features of this property is the generous parking capacity, accommodating up to six vehicles, The gated entrance adds an extra layer of security and privacy, making it an ideal retreat. Situated close to the picturesque River Crouch and the popular Marsh Farm, this location offers a blend of natural beauty and community amenities. Whether you enjoy leisurely walks by the river or exploring local attractions, this area has much to offer. Freehold, Council tax band F, EPC rating D



Ground Floor



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GROUND FLOOR

HALL WAY

Two built-in storage cupboards, one housing hot water cylinder, radiator.

LOUNGE 22'9" x 11'4" (6.93m x 3.45m)

PVCu double glazed French style doors to rear garden, feature fireplace, two radiators.

DINING ROOM 11'5" x 9'7" (3.48m x 2.92m)

PVCu double glazed window to rear, radiator, glazed double doors to: -

KITCHEN 11' x 12'8" (3.35m x 3.86m)

PVCu double glazed window to rear, eye and base level units, laminate work surface, stainless steel double bowl unit with drainer, mixer tap, space for Range cooker, extractor hood, ceramic tiled floor, integrated fridge, radiator, door to: -

UTILITY ROOM 10'7" x 5'9" (3.23m x 1.75m)

Eye and base level units, stainless steel single drainer sink unit. plumbing for washing machine, space for tumble drier, radiator, fully tiled, PVCu double glazed window and door to rear garden.

BEDROOM 1 15' x 11'1" (4.57m x 3.38m)

PVCu double glazed window to front, built-in double wardrobe, further wardrobe, door to: -

EN-SUITE BATHROOM

Panel enclosed bath, wash hand basin with cupboard under, low level w.c., radiator, PVCu double glazed window to side, fully tiled.

BEDROOM 2 12' x 8' (3.66m x 2.44m)

PVCu double glazed window to front, radiator.

BEDROOM 3 7'9" x 14'3" (2.36m x 4.34m)

PVCu double glazed window to rear, double wardrobe, radiator.

BEDROOM 4 7'8" x 8'8" (2.34m x 2.64m)

PVCu double glazed window to side, radiator.

BATHROOM

Corner bath, wash hand basin with cupboard under, low level w.c., fully tiled to walls, radiator.

CLOAKROOM/W.C.

Wash hand basin, low level w.c., radiator, PVCu double glazed window to side.

EXTERIOR

REAR GARDEN 55' x 34' (16.76m x 10.36m)

South east facing, mainly laid to lawn, extensive patio, gate to side.

DOUBLE GARAGE

Two up and over doors, boarded loft.

FRONT

Courtyard garden, gate, driveway.

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.

