

TOTAL FLOOR AREA : 1236 sq.ft. (114.8 sq.m.) approx.

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.

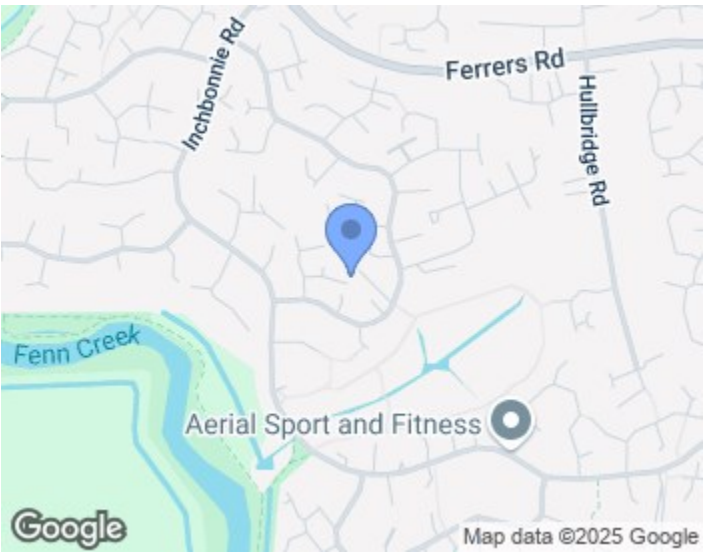
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10 Took Drive, South Woodham Ferrers, CM3 5RJ

This well-presented four-bedroom family home offers thoughtfully designed living spaces across two floors. The heart of the home is the generous open-plan lounge/diner, whilst the separate kitchen offers good storage and space for appliances. The ground floor study provides a quiet workspace - ideal for working from home. Upstairs, the master bedroom benefits from its own ensuite, while three additional bedrooms share a stylish family bathroom. Outside, you'll find a practical garage, covered walkway, off street parking for 3 vehicles and a good-sized rear garden that's perfect for children and outdoor dining. Being sold with NO ONWARD CHAIN, this property is highly recommended. Tenure: Freehold - EPC Rating: D - Council Tax Band: D

£450,000





Accommodation

GROUND FLOOR

Hallway

Lounge/Diner: 19'3 x 18'2 (5.87m x 5.54m)

Kitchen: 10'3" x 10'1" (3.12m x 3.07m)

Study: 8'10" x 8'2" (2.69m x 2.49m)

Ground Floor WC

Landing

FIRST FLOOR

Bedroom 1: 13'7" x 10'3" (4.14m x 3.12m )

Modern Ensuite Shower Room

Bedroom 2: 10'3" x 8'10"

Bedroom 3: 10'5" x 7'11"

Bedroom 4: 8'1" x 7'0"

Modern 3 Piece Bathroom

EXTERIOR

Rear Garden

Shingled driveway for 3 vehicles

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 well-proportioned bedrooms including master with ensuite
- Spacious open-plan lounge/diner
- Separate kitchen with integrated appliances
- Ground floor study perfect for home working
- Two modern bathrooms with contemporary tiling
- Garage and driveway providing excellent parking
- Private rear garden with established borders
- Convenient downstairs WC
- Well-maintained throughout with modern fixtures and neutral décor
- Tenure: Freehold - EPC Rating: D - Council Tax Band: D

