



13 The Spinnaker, South Woodham Ferrers , CM3 5GL
Price £600,000

Church & Hawes

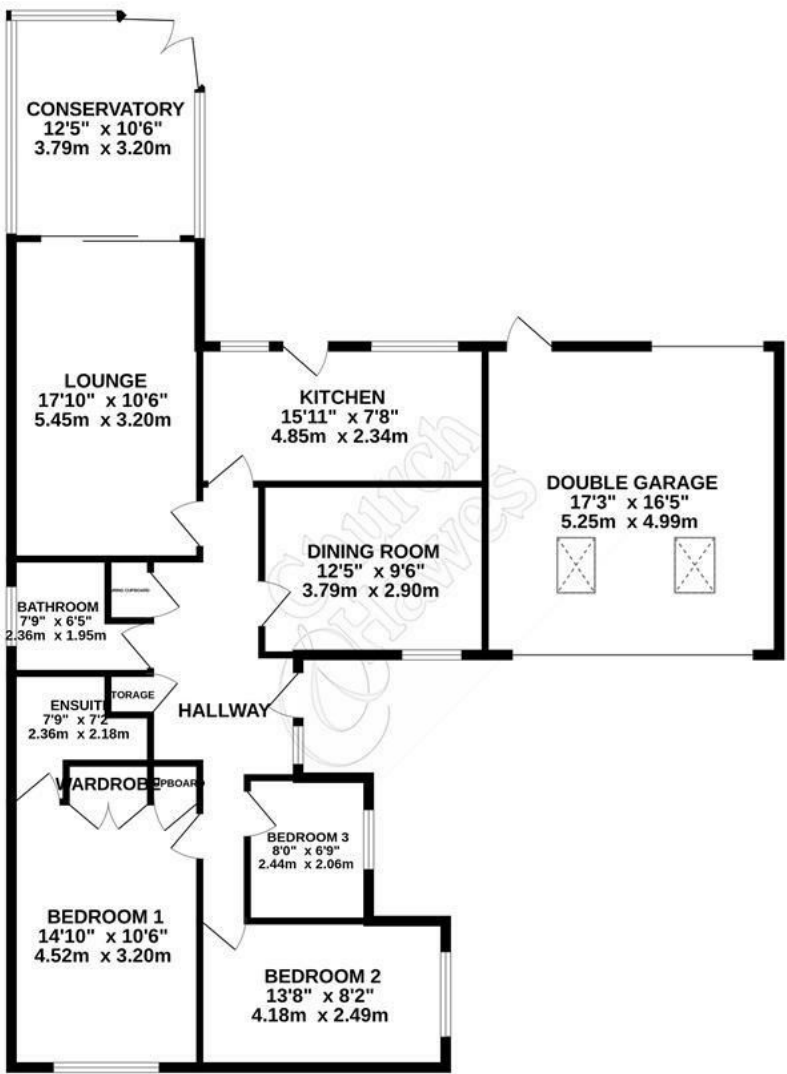
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

This detached Bovis bungalow is in one of South Woodham Ferrers most sought-after locations situated on the highly regarded Leighton Park development. It offers adaptable living space with the potential for up to four bedrooms, including a master bedroom with an ensuite and conservatory off the lounge. This makes it a great option for those looking to downsize without compromising on space. The property features a 40ft rear garden, and an attached double garage for plenty of parking or storage. The garage also benefits from a single roller door to the rear, perfect for boat enthusiasts. With no onward chain, the moving process can be quick and straightforward. Its proximity to the rail station makes commuting into London easy, adding another layer of appeal to this must-see home. Tenure: Freehold - EPC Rating: C - Council Tax Band: F



GROUND FLOOR
1387 sq.ft. (128.9 sq.m.) approx.



TOTAL FLOOR AREA: 1387 sq.ft. (128.9 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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Accommodation

- Hallway 27' in depth (8.23m in depth)
- Lounge: 17'10" x 10'6" (5.44m x 3.20m)
- Kitchen: 15'11" x 7'8" (4.85m x 2.34m)
- Dining Room/Bedroom 4: 12'5" x 9'6" (3.78m x 2.90m)
- Conservatory; 12'5" x 10'6" (3.78m x 3.20m)
- Bedroom 1: 14'10" x 10'6" (4.52m x 3.20m)
- Ensuite Shower Room
- Bedroom 2: 13'8" x 8'2" (4.17m x 2.49m)
- Bedroom 3: 8'0" x 6'9" (2.44m x 2.06m)

Main Bathroom

EXTERIOR

- Rear Garden 40ft in depth (12.19mft in depth)
- Double Garage
- Off Street Parking

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.

