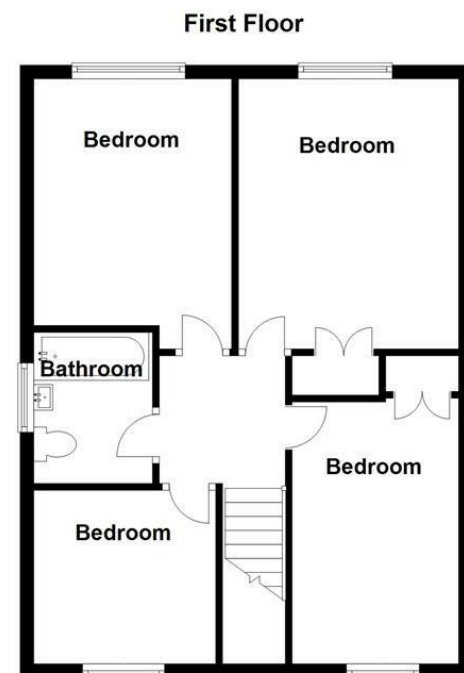
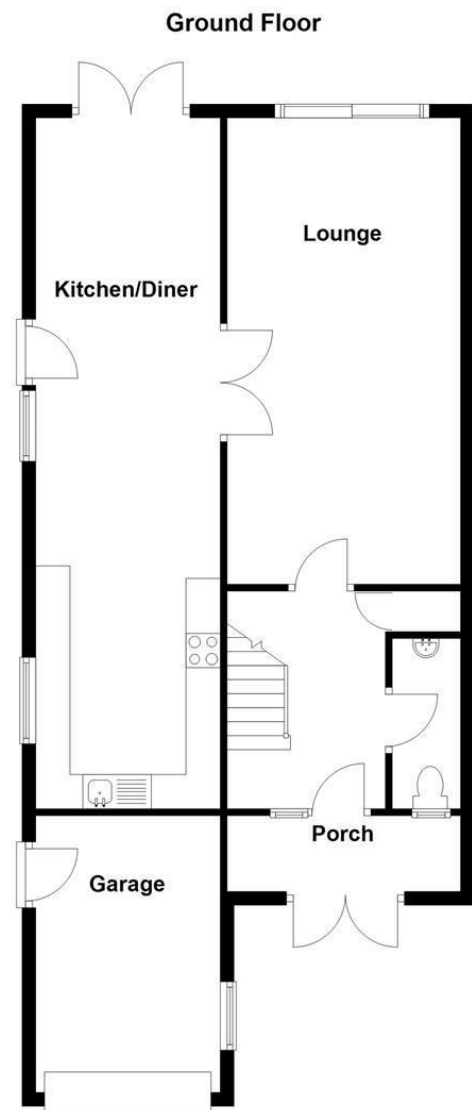




34 Clements Green Lane, South Woodham Ferrers, CM3 5JP

A rare opportunity has arisen to acquire this deceptively spacious four bedroom house set within a private mews occupying a generous size plot. Conveniently situated close to shops, schools and railway station. Approached via a private driveway this home offers so much more than first meets the eye to include a good size lounge, modern 32ft fully fitted kitchen/diner plus ground floor cloak room w.c. Externally, this particular property boasts a 60ft south facing rear garden. Further features include PVCu double glazed windows, gas fired central heating, plus garage & driveway parking. This home is not one to be missed!
 Energy rating E Council Tax Band: E EPC rating: C

Price £450,000



GROUND FLOOR

Entered via multi-pane glazed doors into entrance porch, further door to: -

ENTRANCE HALL

Double radiator, stairs to first floor, Karndean flooring, built-in storage cupboard.

CLOAKROOM/W.C.

Two piece suite comprising wash hand basin, low level w.c, window to front.

LOUNGE 22'4" x 11'2" (6.81m x 3.40m)

PVCu sliding doors to rear garden, two double radiators, Karndean flooring, coved cornice to textured ceiling, glazed double doors to: -

KITCHEN/DINER 32' x 9' (9.75m x 2.74m)

Fitted with a range of modern Dove Grey eye and base level units, complementing laminate work surface incorporating breakfast bar, integrated washing machine, dishwasher and tumble drier, oven, hob and extractor, ceramic tiled floor, PVCu double glazed window to side, built-in combi boiler. DINING AREA: PVCu double glazed window to side, French double doors, radiator, smooth ceiling inset spotlights.

FIRST FLOOR

LANDING

Access to loft with ladder.

BEDROOM 1 13' x 10'8" (3.96m x 3.25m)

PVCu double glazed window to rear, radiator, built-in double wardrobe.

BEDROOM 2 12' x 9'2" (3.66m x 2.79m)

PVCu double glazed window to rear, radiator.

BEDROOM 3 12'8" x 7'6" (3.86m x 2.29m)

PVCu double glazed window to front, radiator, built-in double wardrobe.

BEDROOM 4 9'2" x 8'3" (2.79m x 2.51m)

PVCu double glazed window to front, radiator.

BATHROOM

Three piece white suite comprising panel enclosed

bath, pedestal wash hand basin, low level w.c., majority tiled to walls, PVCu obscure double glazed window to side, radiator.

EXTERIOR

REAR GARDEN 60' x 26' approx. (18.29m x 7.92m approx.)

South facing rear garden commencing paved patio with remainder laid to lawn, flower and shrub beds, outside tap, side access to garage.

GARAGE

Up and over door, two PVCu double glazed windows to either elevation.

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 BEDROOM HOUSE
- SPACIOUS LOUNGE
- 32 FT MODERN KITCHEN/DINER
- GROUND FLOOR CLOAK ROOM W.C
- FAMILY BATHROOM
- GAS FIRED CENTRAL HEATING
- 60 FT SOUTH FACING REAR GARDEN
- GARAGE AND DRIVEWAY PARKING
- CLOSE TO TRAIN STATION, SHOPS & SCHOOLS
- FREEHOLD - COUNCIL TAX BAND: E - EPC RATING: C

