



3 Broughton Road, South Woodham Ferrers , Essex CM3 5YX  
Offers in excess of £600,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



TO BE SOLD WITH NO UPWARD CHAIN. Located in arguably one of the best locations in town! Last seen on the market approximately 40 years ago, this detached 4 bedroom house boasts ensuite to master bedroom, family bathroom and ground floor cloakroom all with refitted white suites, refitted medium oak kitchen with integrated appliances to remain, dining room, study and lounge with a large adjoining conservatory overlooking and enjoying the 80' ft southerly facing rear garden, to the front elevation there is a detached 2 car garage and driveway parking, all with PVCu glazing and gas heating. Tenure Freehold. Council Tax Band F. EPC: D - MUST BE SEEN







## FIRST FLOOR

### LANDING

Obscure PVCu sealed unit double glazed window to side, coved cornice to textured ceiling, radiator, access to loft space via ladder, airing cupboard, glass balustrade and hardwood handrail, doors to:

### BEDROOM 1 11'3" x 16'6" (3.43m x 5.03m)

PVCu sealed unit double glazed window to front, coved cornice to textured ceiling, radiator, TV point, fitted mirror fronted wardrobes to one wall.

### ENSUITE

Obscure PVCu sealed unit double glazed window to front, coved cornice to textured ceiling, extractor fan, chrome heated ladder towel rail, refitted white suite comprising, vanity wash hand basin, low level wc, walk in shower with glazed screen, tiled to visible walls.

### BEDROOM 2 10'9" x 9'1" (3.28m x 2.77m)

PVCu sealed unit double glazed window to rear, coved cornice to textured ceiling, radiator, TV point.

### BEDROOM 3 9' x 8'5" (2.74m x 2.57m)

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

### BEDROOM 4 7'9" x 7'2" (2.36m x 2.18m)

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

### BATHROOM

Obscure PVCu sealed unit double glazed window to front, coved cornice to textured ceiling with LED lighting, heated chrome ladder towel rail, refitted white suite comprising, vanity wash hand basin, low level w.c., panel enclosed bath with mixer tap and mixer shower over, glazed shower screen, extractor fan, tiled to visible walls, large mirror.

### GROUND FLOOR

Obscure PVCu sealed unit double glazed entrance door and side lights to: -

### HALL

Coved cornice to textured ceiling, radiator, built-in mirror fronted cloaks cupboard, door to: -

### CLOAKROOM

Obscure PVCu sealed unit double glazed window to side, coved cornice to textured ceiling, chrome heated ladder towel rail, white vanity wash hand basin, low level w.c., tiled to visible walls and floor.

### INNER HALL

Coved cornice to textured ceiling, stairs rise to first floor with glass balustrade and hardwood hand rail, door to: -

### KITCHEN 9'1" x 10'9" (2.77m x 3.28m)

Half PVCu sealed unit double glazed door to side, PVCu sealed unit double glazed window to front, smooth plaster ceiling with LED lights, , heated chrome ladder towel rail, understair cupboard, tiled visible floor and tiled splashbacks to work surfaces, refitted medium oak kitchen with Quartz work surface comprising one and a half underslung sink unit with mixer taps, cupboards under, adjacent work surface, inset five ring stainless steel gas hob with glass and stainless steel extractor fan over, drawer and cupboard under, dresser style unit with cupboard over and under, integrated washing machine and dishwasher, integrated fridge freezer and floor to ceiling unit housing double oven with cupboards over and under, six wall cupboards, pelmet lights, Myson fan assisted kick board heater.

### DINING ROOM 12'1" x 8'9" (3.68m x 2.67m)

PVCu sealed unit double glazed window to front, coved cornice to textured ceiling, radiator.

### LOUNGE 16'3" x 12' (4.95m x 3.66m)

PVCu sealed unit double glazed window and sliding door to conservatory, coved cornice to textured ceiling, radiator, feature fireplace with raised hearth and display mantel over, double doors to :-

### STUDY 12' x 8'9" (3.66m x 2.67m)

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

### CONSERVATORY 12' x 16'6" (3.66m x 5.03m)

Dwarf wall with PVCu sealed unit double glazed to all aspects, double doors to garden, tiled floor, electric panel heater and glass roof.

### EXTERIOR

### FRONT

Parking for two cars, block paving, secret garden and ornate pond, side access to rear lawns, hedges and trees.

### REAR 80' (24.38m)

South facing with decked patio to lawn with flowers and shrubs, garden room/summer house, storage shed to flank.

### GARAGE

Two up and over doors, light and power, eaves storage, PVCu sealed unit double glazed window to side and personal door to side.

### 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.



