

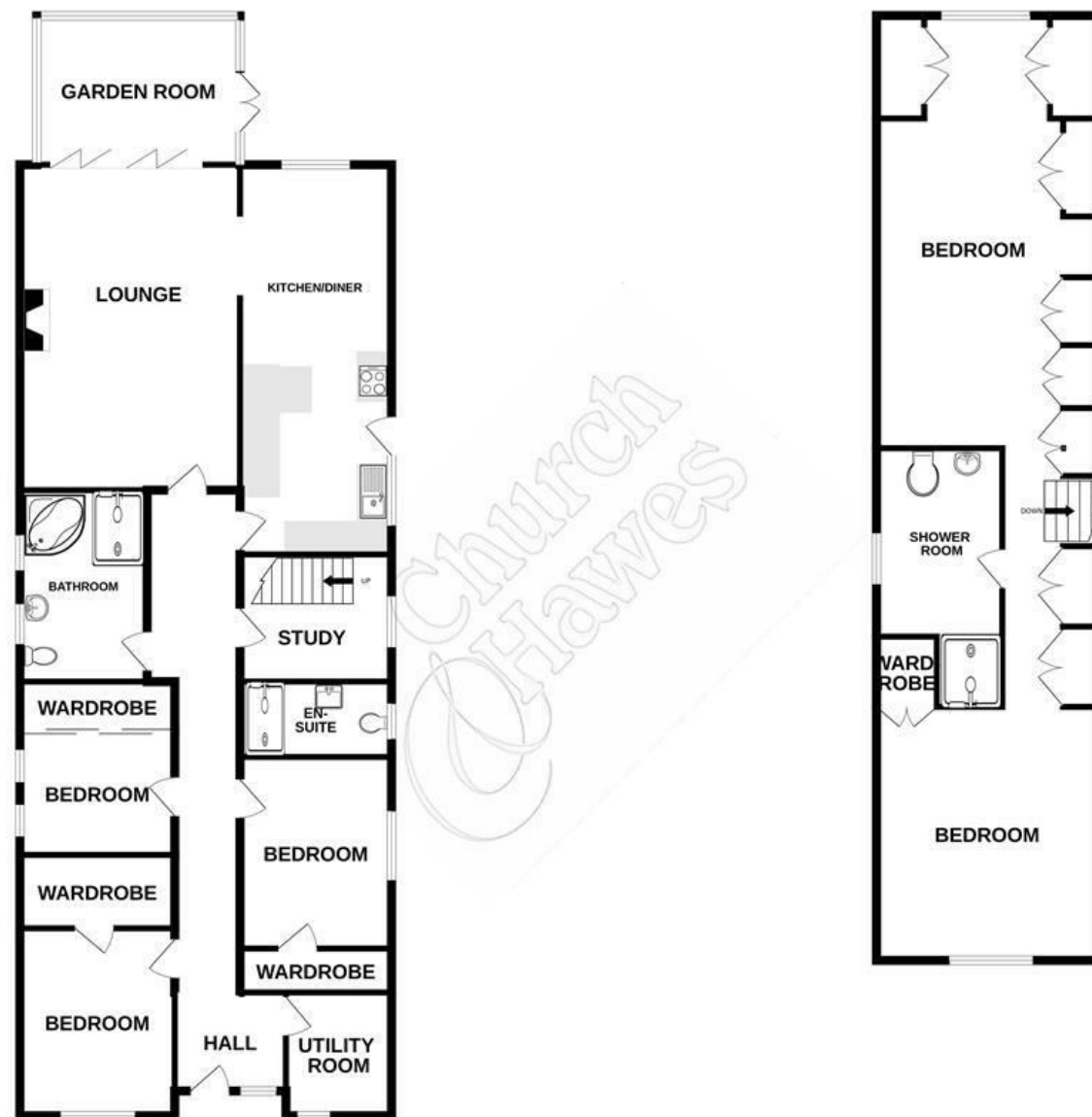


21 King Edwards Road, South Woodham Ferrers , Essex CM3 5PQ
Price £750,000

Church & Hawes
Est. 1977
Estate Agents, Valuers, Letting & Management Agents

Deceptively spacious is a much overused estate agency term, in this instance we cannot emphasize enough how true this statement is, the property truly has to be seen to be appreciated. The accommodation over 2 floors, boasts incredibly versatile 'living space' ideally suited to todays demanding lifestyles. The first floor offers 2 very large bedrooms and a shower room or potentially an independent living space, whilst the ground floor facilitates 3 more bedrooms one with ensuite, a large 4 piece family bathroom, study, open plan fitted kitchen diner, large lounge with feature fireplace and adjoining garden room overlooking and enjoying the impressive, secluded, landscaped, low maintenance 85' rear garden with artificial lawns, raised shrub beds and dedicated patio areas for alfresco dining, barbecuing or enjoying the sun and just relaxing. All with gas heating and PVCu windows and doors. Located just a short walk from local shops, schools and the rail station. MUST BE SEEN. Freehold. Council Tax Band D. EPC TBA.





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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GROUND FLOOR

Half obscure PVCu sealed unit double glazed entrance door and side light to: -

HALL

Coved cornice to smooth plaster ceiling, radiator, part Amtico flooring, cloaks cupboard. doors to:

LAUNDRY ROOM 8'5" (2.57m)

PVCu sealed unit double glazed window to front, coved cornice to smooth plaster ceiling, radiator, Amtico flooring, dimmer switch.

BEDROOM 12'2" x 10' (3.71m x 3.05m)

PVCu sealed unit double glazed window to front, coved cornice to smooth plaster ceiling, TV point, dimmer switch, door to;

WALK-IN WARDROBE 10' x 4'9" (3.05m x 1.45m)

Coved cornice to textured ceiling, light, hanging rails and storage solutions.

BEDROOM 11'7" x 10'10" (3.53m x 3.30m)

Obscure PVCu sealed unit double glazed window to side, coved cornice to textured ceiling, radiator, walk-in wardrobes, TV point.

EN-SUITE

Obscure PVCu sealed unit double glazed window to side, textured ceiling, extractor fan, heated chrome ladder towel rail, white low level w.c., vanity wash hand basin, walk-in shower with glazed screen and door, tiled visible walls and floor, shaver point.

BEDROOM 10' x 8' plus robes (3.05m x 2.44m plus robes)

Two obscure PVCu sealed unit double glazed windows to side, coved cornice to textured ceiling, radiator, TV point, fitted wardrobes to one wall with sliding doors.

STUDY 10'1" x 8'3" max. (3.07m x 2.51m max.)

Obscure PVCu sealed unit double glazed window side, coved cornice to smooth plaster ceiling, radiator, stairs rise to first floor.

BATHROOM 10'6" x 7'7" (3.20m x 2.31m)

Two obscure PVCu sealed unit double glazed windows to side, smooth plaster ceiling, halogen downlights, chrome heated ladder towel rail, soft cream low level w.c., vanity wash hand basin, corner bath and mixer tap with shower attachment, walk-in shower with split shower and glazed screen, tiled to visible walls and floor.

KITCHEN/DINER 25'3" x 10'6" (7.70m x 3.20m)

PVCu sealed unit double glazed window to side and half PVCu sealed unit double glazed door to side, circular viewing window to rear overlooking the landscaped gardens, smooth plaster ceiling, radiator, tiled visible floor, tiled to visible kitchen walls, refitted high gloss cream kitchen units comprising single drainer single bowl sink unit with mixer tap inset work surface with cupboard and storage

space under, adjacent work surface with cupboard and storage space under, plumbing for a washing machine and dishwasher, further work surface extending to partial room divider with cupboards under, base cupboard and drawer unit, inset four ring ceramic hob with stainless steel extractor fan over, integrated fridge, floor to ceiling unit housing double oven with cupboards over and under, larder cupboard, six wall cupboards, dimmer switch, arch to: -

LOUNGE 15'10" x 22'1" (4.83m" x 6.73m)

PVCu sealed unit double glazed bi-fold doors to garden room, coved cornice to smooth plaster ceiling, radiator, feature fireplace with raised hearth and inset electric feature fire, tv point.

GARDEN ROOM 14' x 11'10" (4.27m x 3.61m)

PVCu sealed unit double glazed to all aspects, double doors to garden, modern roofing system, LEDs and PVCu cladding, tiled visible floor.

FIRST FLOOR

INNER HALL

Smooth plaster ceiling, 2 double built-in cupboards housing gas boiler.

SHOWER ROOM

Sealed unit double glazed velux window to side, smooth plaster ceiling, halogen downlights, chrome heated ladder towel rail, white low level w.c., vanity wash hand basin, walk-in shower with glazed screen, tiled visible walls.

BEDROOM 25'5"x 15'6" max. (7.75mx 4.72m max.)

PVCu sealed unit double glazed window to rear, smooth plaster ceiling, range of built-in eaves storage/wardrobe cupboards, airing conditioning unit, TV point.

BEDROOM 15'6" x 13'5" (4.72m x 4.09m)

PVCu sealed unit double glazed window to front, smooth plaster ceiling, radiator, dimmer switch, built-in wardrobe/cupboard, dimmer switch.

EXTERIOR

REAR 85' (25.91m)

Professionally landscaped gardens, commencing with, paved patio with raised brick planters leading to artificial lawns with central al-fresco dining and barbecue patio, further raised shaped brick planters, steps up to the sun terrace with artificial lawn, well stocked shrub borders, outside tap, light and power sockets in and around the garden, timber shed.

FRONT

Block paved driveway and parking, side access to rear garden, raised brick shrub beds and outside lights.

GARAGE 22'10" x 12'3" max (6.96m x 3.73m max)

Roller shutter electric up and over doors, light and power, personal door to rear.

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.

