



## 3 Chadwick Road, South Woodham Ferrers, Essex CM3 5PG

An exceptionally well presented four double bedroom house set on a prominent corner plot, conveniently situated close to the popular Woodville primary school, and just a short walk from the train station. This particular home offers spacious well planned accommodation to include a welcoming entrance hall, large lounge, good size dining room plus modern fitted kitchen with integrated appliances, the bedrooms are all double size with the main room benefiting from an en suite shower room, plus additional fully tiled bathroom, ground floor cloakroom w.c plus conservatory overlooking the west facing rear garden. With the addition of garage and driveway parking this lovely property is an ideal family home. Freehold, Council tax band E. EPC rating: D



Price £490,000

## GROUND FLOOR

Composite door into: -

## ENTRANCE HALL

spacious entrance hall, laminate flooring, radiator, stairs to first floor with cupboard under, doors to ground floor rooms.

## CLOAKROOM/WC

Modern white suite comprising wash hand basin with cupboard under, low level w.c., fully tiled, chrome heated towel rail, PVCu double glazed window to side.

## DINING ROOM 11'6" x 9'4" (3.51m x 2.84m)

PVCu double glazed window to front elevation, double radiator, door to kitchen.

## LOUNGE 21'4" x 12'4" (6.50m x 3.76m)

Triple aspect room with PVCu multi-pane window to front, multi-pane PVCu double glazed window to side, PVCu double glazed French doors to conservatory, radiator, coved to ceiling.

## CONSERVATORY 11'3" x 9'2" (3.43m x 2.79m)

PVCu double glazed to three elevations, laminate flooring, polycarbonate roof. French style doors leading out to garden.

## KITCHEN 15'4" x 9'3" (4.67m x 2.82m)

Fitted with a range of modern eye and base level units, laminate work surface incorporating breakfast bar, inset one and a half bowl sink unit with mixer tap, integrated oven and grill, halogen hob, extractor fan, dishwasher, integrated fridge and freezer. wall mounted tower unit, PVCu double glazed window to rear, also PVCu double glazed stable door to rear garden,

## FIRST FLOOR

### LANDING

Built-in airing cupboard, access to loft, doors to all first floor rooms.

## BEDROOM ONE 12'2" x 11'1" (3.71m x 3.38m)

PVCu double glazed window to rear, range of built-in wardrobes to one wall. radiator, door to ensuite shower room.

## EN-SUITE SHOWER ROOM

Walk-in shower cubicle with glazed door, wash hand basin with cupboard under, low level w.c., tiled to walls, chrome heated towel rail, PVCu obscure double glazed window to rear.

## BEDROOM TWO 12'1" x 8' (3.68m x 2.44m)

PVCu double glazed window to side, radiator.

## BEDROOM THREE 11'7" x 9'4" (3.53m x 2.84m)

PVCu double glazed window to front, laminate floor, radiator.

## BEDROOM FOUR 9'9" x 8'7" (2.97m x 2.62m)

PVCu double glazed window to front, radiator, laminate flooring.

## BATHROOM

White suite comprising shower cubicle, panel enclosed bath with mixer tap and shower attachment, pedestal wash hand basin, fully tiled to walls and floor, chrome heated towel rail, PVCu obscure double glazed window to rear.

## EXTERIOR

### REAR GARDEN 25' x 45' (7.62m x 13.72m)

Low maintenance rear garden with extensive Herringbone brick block areas, with complimenting shrub beds, hard stand for garden shed, perimeter fence and walls, gate leading to front.

## GARAGE

Electronically operated roller shutter door, power and light connected, gas central heating boiler, courtesy door to rear garden.

## FRONT

Driveway

## 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.

**RATING:** D

- FOUR DOUBLE BEDROOM HOUSE
- CORNER PLOT POSITION
- SPACIOUS LOUNGE
- DINING ROOM
- MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES
- CONSERVATORY
- EN SUITE SHOWER ROOM TO MAIN BEDROOM
- MODERN BATHROOM
- GARAGE AND DRIVEWAY PARKING
- FREEHOLD, COUNCIL TAX BAND E, EPC

