



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 equipment have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents



## 10 King Edwards Road, South Woodham Ferrers, CM3 5PQ

To be sold with no onward chain. Fully detached bungalow set on a generous size plot situated just a few minutes walk from the train station. This particular property features a modern fitted kitchen & bathroom, lounge with adjacent sitting room overlooking the south facing rear garden. There is a staircase leading to the roof space with two further rooms plus additional shower room. Externally the property features a garage/workshop, good size rear garden plus off road driveway parking. Freehold, Council tax band D. EPC rating D

Price £400,000

## ENTRANCE HALL

PVCu double glazed door into entrance hall, radiator, stairs to first floor with cupboard under, doors to ground floor rooms.

## BEDROOM ONE 9'4 x 8'1 (2.84m x 2.46m)

PVCu double glazed window to front elevation, radiator, built in triple wardrobe. smooth ceiling.

## BEDROOM TWO 10'5 x 8'1 (3.18m x 2.46m)

PVCu double glazed window to front elevation, radiator, smooth ceiling.

## BATHROOM 7'9 x 5 (2.36m x 1.52m)

Three piece modern white suite comprising panel enclosed shower bath, pedestal wash hand basin, low level w.c. tiled to walls and floor, chrome heated towel rail, PVCu double glazed window to side elevation

## LOUNGE 16'4 x 10'2 (4.98m x 3.10m)

Two PVCu double glazed windows to side elevation, feature fireplace, two radiators, glazed double doors into sitting room/garden room.

## SITTING ROOM/GARDEN ROOM 12' x 10'9 (3.66m x 3.28m)

Vaulted ceiling, radiator, PVCu window to side, also PVCu double glazed sliding patio doors to rear garden

## KITCHEN 12'8 x 8 plus door recess (3.86m x 2.44m plus door recess)

PVCu double glazed window to rear elevation, also PVCu double glazed door to side elevation, fitted with a range of modern eye and base level units, hardwood work surfaces, inset gas hob with extractor hood over, integrated electric oven, integrated fridge/freezer, integrated dishwasher, tower unit housing gas fired central heating boiler.

## FIRST FLOOR

### LANDING

Velux window to side, radiator.

### SHOWER ROOM

Shower cubicle, back to wall w.c, wash hand basin

## BEDROOM THREE 9'6 x 6'10 (restricted head height) (2.90m x 2.08m (restricted head height))

Velux window to side side elevation, radiator.

## BEDROOM FOUR 10'2 x 9'5 <8'1 restricted head height (3.10m x 2.87m <2.46m restricted head height)

Velux window to side elevation, radiator.

## DRESSING ROOM 7'7 x 5'3 (2.31m x 1.60m)

Velux window to front, radiator.

## EXTERIOR

## REAR GARDEN 91 x 35 (27.74m x 10.67m)

Commencing paved patio area, remainder laid to lawn, perimeter fence,

## GARAGE/WORKSHOP

## 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. All services/appliances have not and will not be tested. 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.

- DETACHED BUNGALOW
- TWO BEDROOMS
- MODERN FITTED KITCHEN
- MODERN BATHROOM
- SPACIOUS LOUNGE
- ADJACENT SITTING/GARDEN ROOM
- LOFT SPACE
- 90FT REAR GARDEN
- GARAGE AND WORKSHOP
- FREEHOLD, COUNCIL TAX BAND , EPC RATING TBC

