

GROUND FLOOR

1ST FLOOR



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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3 Rivendell Vale, South Woodham Ferrers, Essex CM3 5WY

Well presented by the current vendor, this four bedroom link detached family home boasts master bedroom with refitted en-suite shower, a refitted white family bathroom and cloakroom. The ground floor accommodation begins with receiving hall, , dual aspect lounge and refitted fitted open plan kitchen diner in high gloss white with adjoining laundry room to compliment. Other benefits include sealed unit PVCu double glazed windows and doors, gas heating via a 'combi' boiler, single garage, brick block driveway parking for two cars and landscaped rear gardens. Freehold. Council Tax Band: D. EPC: D.

Price £450,000



FIRST FLOOR

LANDING

Coved cornice to textured ceiling, access to loft space via ladder with light and boarding, doors to: -

SHOWER ROOM

Obscure sealed unit PVCu double glazed window to rear, smooth plaster ceiling, LED lighting, chrome heated ladder towel rail, electric shaver point, refitted white three piece suite comprising walk in shower with glazed shower screen, tiling to visible walls, dual flush concealed cistern w.c, wash hand basin and vanity unit under, half tiled to walls, vinyl flooring.

BEDROOM 1 13'4" x 10'8" (4.06 x 3.25)

Sealed unit PVCu double glazed window to front, textured ceiling, radiator, fitted carpet, door to: -

EN-SUITE

Textured ceiling, extractor fan, radiator, electric shaver point, two piece refitted white suite comprising wash hand basin with mixer tap with vanity under, fully tiled shower cubicle with folding splash screen door, half tiled to remainder, vinyl flooring.

BEDROOM 2 10'7" x 8'9" (3.23 x 2.67)

Sealed unit PVCu double glazed window to front, textured ceiling, radiator.

BEDROOM 3 8'9" x 7'7" (2.67 x 2.31)

Sealed unit PVCu double glazed window to rear, textured ceiling, radiator, fitted carpet.

BEDROOM 4 9'3" x 6'9" (2.82 x 2.06)

Sealed unit PVCu double glazed window to rear, textured ceiling, radiator.

GROUND FLOOR

Entered via composite and double glazed door to: -

HALLWAY

Sealed unit PVCu double glazed window to side, smooth plaster ceiling, radiator, telephone point, stairs to first floor with cupboard under, tiled floor with underfloor heating.

CLOAKROOM

Obscure sealed unit PVCu double glazed window to side, textured ceiling, chrome heated ladder towel rail, refitted white suite comprising dual flush low level w.c., wash hand basin with mixer tap with vanity cabinet under, tiled splashback.

LOUNGE 17'9" x 10'5" (5.41 x 3.18)

Dual aspect, sealed unit PVCu double glazed window to front, sealed unit PVCu double glazed patio doors to rear, coved cornice to textured ceiling, two radiators, feature fireplace with tiled hearth, inset gas coal fireplace, TV point and telephone point, fitted carpet.

KITCHEN/DINING ROOM 17'9 x 10'3 (5.41m x 3.12m)

PVCu double glazed windows to front rear, sealed unit PVCu double glazed door to rear, smooth plaster ceiling, LED lighting, radiator, tiled floor with under floor heating, fitted with a range of white high gloss eye and base units comprising one and a half bowl sink drainer with mixer tap inset to rolled edge work surface with cupboard and integrated dishwasher under, adjacent work surface with space and plumbing for washing machine inset 4 ring electric hob, double oven under, extractor fan over with black glass splash back, kick space heater, work surface forming partial room divider with cupboards under and reverse breakfast bar, four eye level cupboards over, matching work surface upstands, open to:

LAUNDRY ROOM 6'8 x 6'1 (2.03m x 1.85m)

PVCu sealed unit double glazed window rear, smooth plaster ceiling, tiled floor with under floor heating, continuation of the kitchen units comprising worksurface with cupboard and wine cooler under to remain, further work surface with cupboards under, 2 wall cupboards, matching work surface upstands.

EXTERIOR

REAR GARDEN 44'0" x 34'0" (13.41 x 10.36)

Secluded garden. Commencing large paved patio and pathway, personal door to garage, outside tap, timber shed to remain, remainder laid to lawn.

FRONTAGE

Large brick block paved driveway with parking for two cars, step to front door, low maintenance shrub bed, outside light, side access to rear garden.

GARAGE

Single up and over door, eaves storage, gas 'Combi' boiler serving domestic hot water and heating, light and power.

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 BEDROOMS
- REFITTED WHITE EN-SUITE, WC & SHOWER ROOM
- GAS 'COMBI' BOILER
- LANDSCAPED REAR GARDEN
- GARAGE & PARKING
- DUAL ASPECT LOUNGE
- RE-FITTED KITCHEN/DINER
- LAUNDRY ROOM
- FREEHOLD. EPC: D. C/TAX: D.
- MUST BE SEEN

