

Approximate total area<sup>1)</sup>  
 1408 ft<sup>2</sup>  
 130.8 m<sup>2</sup>

(1) Including balconies and terraces

Calculations reference the R22 EAG  
 (S) standard. Measurements are  
 approximate and not to scale. This  
 floor plan is intended for illustration  
 only.

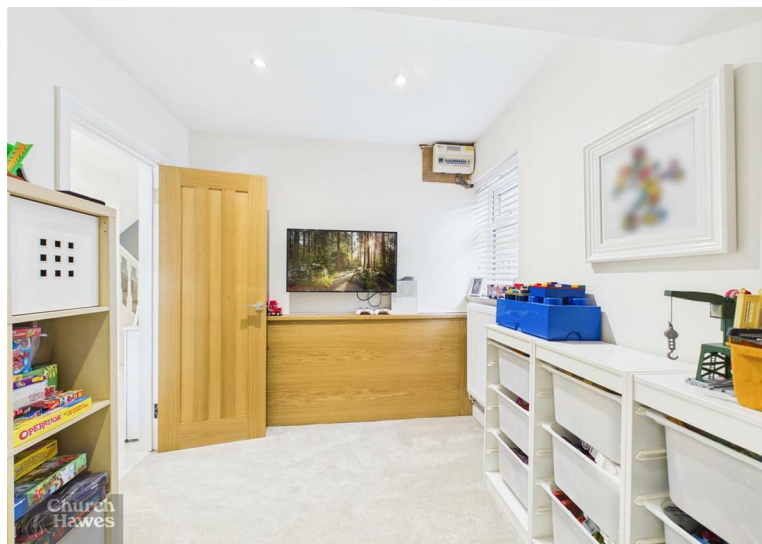
09/AT/EM6



## 29 Elm Road, South Woodham Ferrers, CM3 5QB

An exceptionally versatile and deceptively spacious four bedroom family home extended to the rear to provide an abundance of living space. Situated quite literally a stones throw from the train station and just a short walk from Woodville primary school, this home is sure to tick all the right boxes. Featuring ground floor study/family room, an additional room/bedroom four, cloak room w.c/utility room, large lounge with modern open plan kitchen/diner, three double bedrooms, family bathroom, further benefits include gas fired central heating, PVCu double glazed windows & doors, 55ft west facing rear garden, garage storage space plus extensive drive way parking. Freehold, Council tax band D, EPC rating: C

Price £445,000



## GROUND FLOOR

### ENTRANCE HALL

Multi pane door with glazed side panel leading into entrance hall, radiator, ceramic tiled floor, stairs to first floor with cupboard under, doors to all ground floor rooms.

### FAMILY ROOM/PLAY ROOM 10 x 8 (3.05m x 2.44m)

PVCu double glazed window to side elevation, radiator, smooth ceiling with inset spot lights, door way leading to garage storage area

### GARAGE/STORAGE AREA 9'1 x 5'3 (2.77m x 1.60m)

Power & light connected

### BEDROOM FOUR/STUDY 9'6 x 7'3 (2.90m x 2.21m)

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

### UTILITY ROOM/CLOAKROOM W.C 8' x 5'4 (2.44m x 1.63m)

PVCu double glazed window to side elevation, fitted with a range of eye & base level units, laminate work surfaces with inset sink unit, plumbing for washing machine and space for tumble dryer, wall mounted gas fired central heating boiler. Low level W.C., heated chrome towel rail, ceramic tiled floor, smooth ceiling.

### LOUNGE 21' x 11'5 (6.40m x 3.48m)

PVCu double glazed window to rear elevation, feature fire place, coved to smooth ceiling, open plan to kitchen/diner

### KITCHEN/DINER 25' x 8 (7.62m x 2.44m)

PVCu double glazed window & door to side elevation. Generously fitted with a range of eye & base level units, granite work surfaces with inset sink unit, mixer tap, inset halogen hob with extractor hood over, integrated electric double oven, plumbing for dish washer, tiled floor, smooth ceiling.

## FIRST FLOOR

### LANDING

Doors to all first floor rooms.

### BEDROOM ONE 14'8 x 10'8 (4.47m x 3.25m)

PVCu double glazed window to rear elevation, radiator, coved to ceiling.

### BEDROOM TWO 17' x 8'8 (5.18m x 2.64m)

PVCu double glazed window to rear elevation, radiator, coved to ceiling.

### BEDROOM THREE 10'8 x 7'2 (3.25m x 2.18m)

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

### BATHROOM 8'8 x 7'2 (2.64m x 2.18m)

PVCu double glazed window to side elevation, Three piece white suite comprising paneled enclosed bath with shower over, pedestal wash basin, low level w.c. wall mounted heated towel rail, tiled to walls & floor, access to loft space.

## EXTERIOR

### REAR GARDEN 55' (16.76m)

commencing paved patio area, remainder mainly laid to lawn , with perimeter fence with access to side.

## FRONT

Extensive Herringbone brick block drive way

## AGENTS NOTES

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.

- VERSATILE THREE/FOUR BEDROOM HOUSE
- FAMILY ROOM
- STUDY
- SPACIOUS LOUNGE WITH OPEN PLAN KITCHEN/DINER
- UTILITY ROOM/W.C
- FAMILY BATHROOM
- DRIVEWAY PARKING
- 55FT REAR GARDEN
- CLOSE TO TRAIN STATION
- FREEHOLD, COUNCIL TAX BAND: D EPC RATING C

