



115 Celeborn Street, South Woodham Ferrers , CM3 7AW  
Price £675,000

**Church & Hawes**

Est. 1977

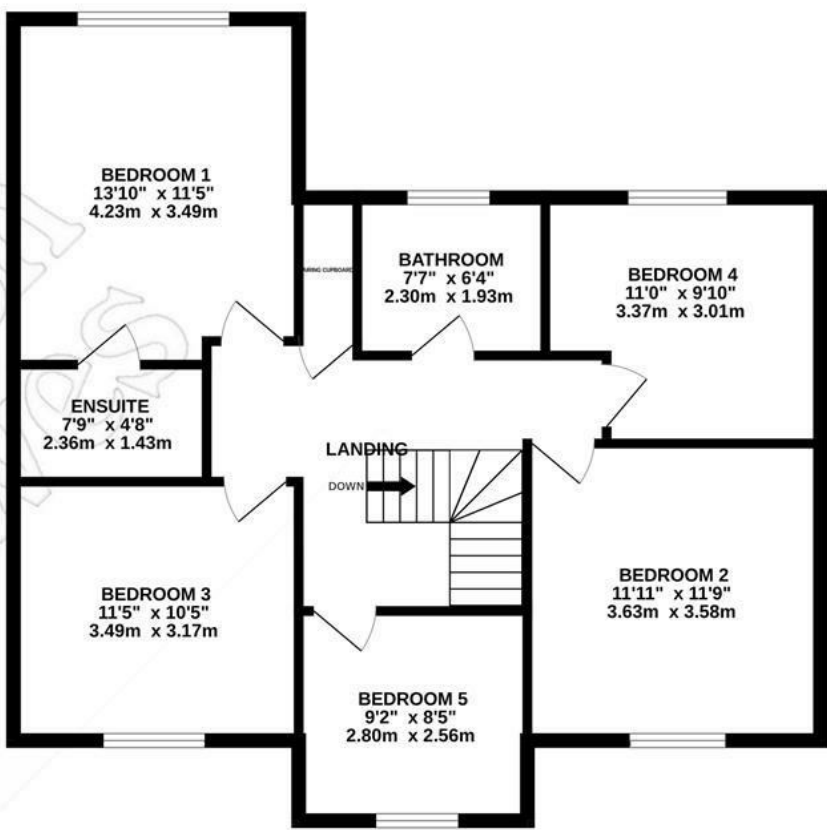
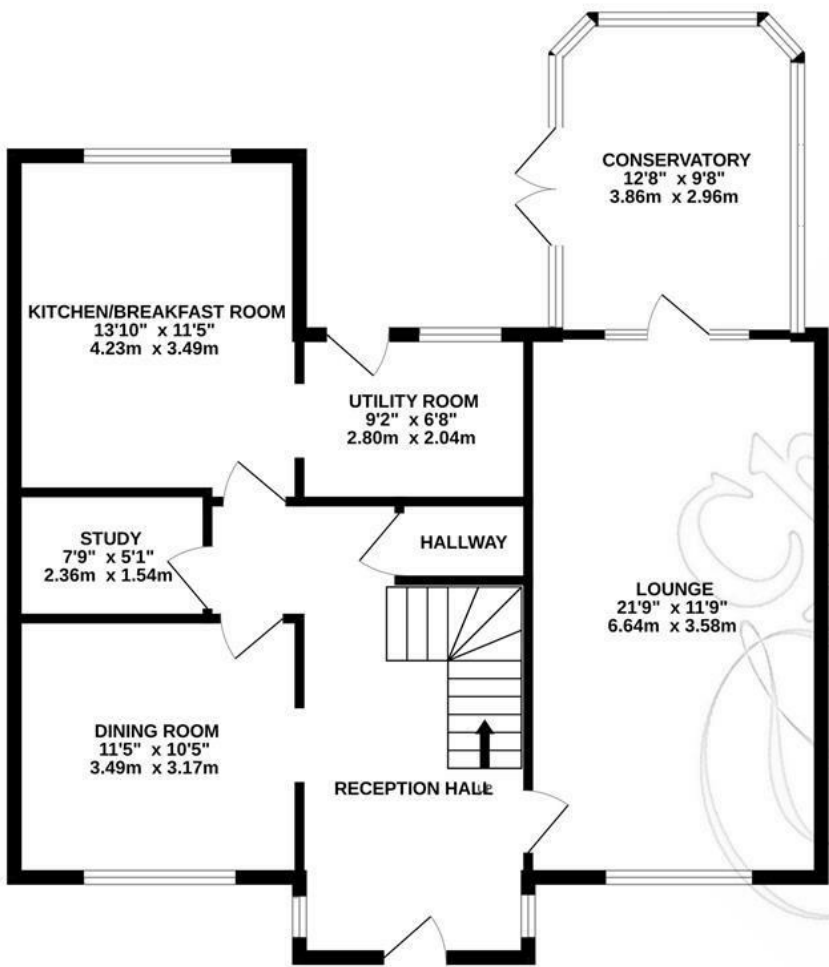
Estate Agents, Valuers, Letting & Management Agents

Occupying a prominent position in one of South Woodham Ferrers most desirable locations we offer this fully detached five bedroom executive home (1,700sqft) featuring a spacious entrance hall, dual aspect lounge, study & dining room, plus kitchen & complimenting utility room, master bedroom with modern en suite shower room & further family bathroom, Additional features include double glazed conservatory, 45ft x 45ft rear garden Detached double garage with driveway parking for numerous vehicles. Offered for sale with no onward chain. Tenure: Freehold - EPC Rating: C- Council Tax Band: G



GROUND FLOOR  
937 sq.ft. (87.1 sq.m.) approx.

1ST FLOOR  
817 sq.ft. (75.9 sq.m.) approx.



TOTAL FLOOR AREA : 1754 sq.ft. (162.9 sq.m.) approx.  
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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### Accommodation

#### GROUND FLOOR

**Reception Hall 15'2 x 9'3 (4.62m x 2.82m)**

**Lounge: 21'9 x 11'9 (6.63m x 3.58m)**

Double glazed window to front aspect, door leading to conservatory, coved textured ceiling with ceiling rose, carpet to floor, radiator to wall.

**Dining Room: 11'5 x 10'5 (3.48m x 3.18m)**

Double glazed window to front aspect, coved textured ceilings with ceiling rose, carpet to floor radiator to wall.

**Kitchen/Diner: 12'8 x 11'7 (3.86m x 3.53m)**

**Study: 7'9 x 5' (2.36m x 1.52m)**

**Conservatory 12'8 x 9'8 (3.86m x 2.95m)**

PVCu double glazed windows to two elevations, double glazed roof, light & power, PVCu double glazed door leading out to rear garden

**Utility Room: 9'2 x 6'8 (2.79m x 2.03m)**

**Ground Floor WC**

Low level w.c., wash hand basin, radiator to wall.

#### FIRST FLOOR

**Landing**

**Bedroom One: 12'11 x 11'8 (3.94m x 3.56m)**

Double glazed window to rear aspect, coved textured ceilings, carpet to floor, door to ensuite

**Ensuite Shower Room**

White suite comprising low level w.c., wash hand basin, walk-in shower with glazed screen door, laminate floor.

**Bedroom Two: 11'11 x 11'9 (3.63m x 3.58m)**

Double glazed window to front aspect, coved textured ceilings, carpet to floor,.

**Bedroom Three: 11'5 x 10'5 (3.48m x 3.18m)**

Double glazed window to front aspect, coved textured ceilings, carpet to floor,.

**Bedroom Four: 10'10 x 9'9 (3.30m x 2.97m)**

Double glazed window to rear aspect, coved textured ceilings, carpet to floor,.

**Bedroom Five: 9'5 x 8'5 (2.87m x 2.57m)**

Double glazed window to front aspect, coved textured ceilings, carpet to floor,.

**Family Bathroom**

Four Piece suite, Tail Rail to wall, coved smooth ceiling, tiled to floor/wall, low level w/c, bath tub with mixer taps, hand wash basin, shower cubicle with show attachments,.

#### EXTERIOR

**Well Established Rear Garden 45 x 45 (13.72m x 13.72m)**

**Detached Double Garage: 16'5 x 16'5 (5.00m x 5.00m )**

**Extensive Driveway: 51' x 21'3 (15.54m x 6.48m)**

AGENTS NOTE: These particulars d o n o t 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.

