



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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105 Hamberts Road, South Woodham Ferrers, CM3 5TZ

Conveniently situated for local shops, rail station and just a short walk from Woodville primary school. Spacious 3 storey home offering flexible accommodation ideally suited to today's demanding family lifestyles. On the ground floor an additional room which can be used as a fourth bedroom, study/office or reception room along with g/f cloakroom to compliment, the first floor caters for the lounge and refitted white high gloss kitchen diner, whilst the top floor affords 3 bedrooms and family bathroom, making the accommodation both flexible and practical. Externally the integral double length garage affords further potential and parking for 2 cars on the driveway and the rear garden is apx 50', All with double PVCu glazing and gas heating. Tenure Freehold - EPC: C - C/Tax Band C.



Offers in excess of £360,000

ACCOMMODATION

SECOND FLOOR

LANDING

Textured and coved ceiling, access to loft space, airing cupboard, doors to:

BATHROOM

Obscure PVCu sealed unit double glazed window to rear, textured and coved ceiling, radiator, soft cream suite comprising, low level WC, pedestal wash hand basin, bath with mixer taps and electric shower over, tiled to bath and shower and tiled splash backs.

BEDROOM 1 12 x 9'9 (3.66m x 2.97m)

PVCu sealed unit double glazed window to front, textured and coved ceiling, radiator, storage and hanging rails.

BEDROOM 2 9'9 x 9'7 (2.97m x 2.92m)

PVCu sealed unit double glazed window to rear, textured and coved ceiling, radiator. laminate flooring.

BEDROOM 3 9 x 7'6 (2.74m x 2.29m)

PVCu sealed unit double glazed window to front, textured and coved ceiling, radiator.

FIRST FLOOR

LANDING

Textured ceiling, access to:

KITCHEN DINER 17,7 x 9'7 < 12'8 (5.18m,2.13m x 2.92m < 3.86m)

Two PVCu sealed unit double glazed window to rear, smooth plaster ceiling, radiator, refitted white high gloss kitchen units with solid beech work surfaces, comprising, single drainer one and a half bowl sink unit with mixer taps inset to work surface with cupboard and integrated dish washer under, further work surfaces with drawers and cupboards under, 5 ring gas three quarter range cooker, extractor fan over to remain, integrated fridge freezer, 6 wall cupboards with pelmet lighting. Laminate tiled flooring, understairs storage cupboard arch to lounge.

LOUNGE 17'8 < 14'6 x 12 (5.38m < 4.42m x 3.66m)

PVCu sealed unit double glazed window to front, textured and coved ceiling, radiator, TV point, dimmer switch, arch to kitchen diner.

GROUND FLOOR

Composite sealed unit double glazed entrance door to:

HALL

PVCu sealed unit double glazed window to front, textured ceiling, radiator, stairs rise to first floor, understairs cupboard, laminate flooring, doors to:

GROUND FLOOR CLOAKROOM

Textured ceiling, radiator, white low level WC and vanity wash hand basin with tiled splash back.

BEDROOM 4/STUDY/OFFICE/RECEPTION ROOM 11 x 8'8 (3.35m x 2.64m)

PVCu sealed unit double glazed French doors to garden, smooth plaster ceiling, radiator, laminate flooring.

OUTSIDE

FRONT

Parking for 2 cars.

DOUBLE LENGTH GARAGE

Up and over door, light and power, boiler serving hot water and heating system, plumbing for washing machine, door to garden.

REAR GARDEN 50 apx (15.24m apx)

Decking leading to lawn with Westerly aspect.

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.

- 3/4 BEDROOMS
- 1/2 RECEPTION ROOMS
- REFITTED KITCHEN DINER
- DOUBLE LENGTH GARAGE
- FAMILY BATHROOM & G/F CLOAKROOM
- 50' apx GARDEN
- GAS HEATING & PVCu GLAZING
- CONVENIENT LOCATION
- C/TAX C. EPC: C
- FREEHOLD

