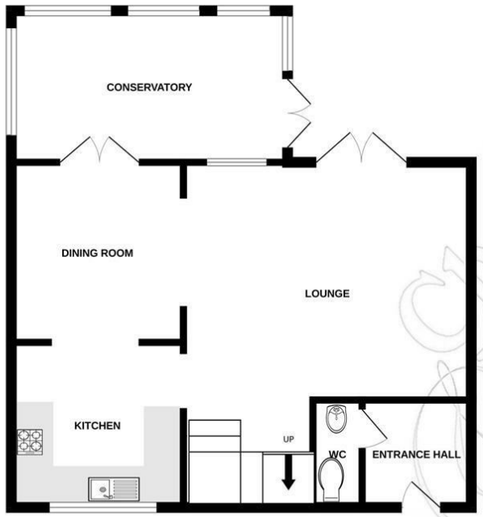
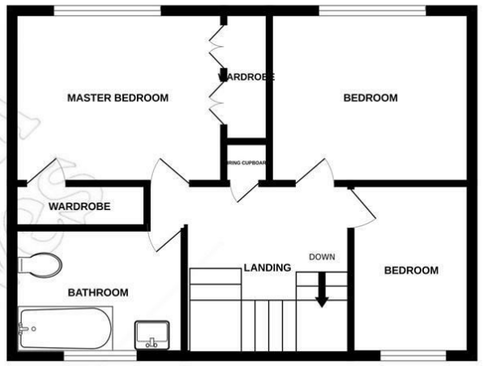
GROUND FLOOR

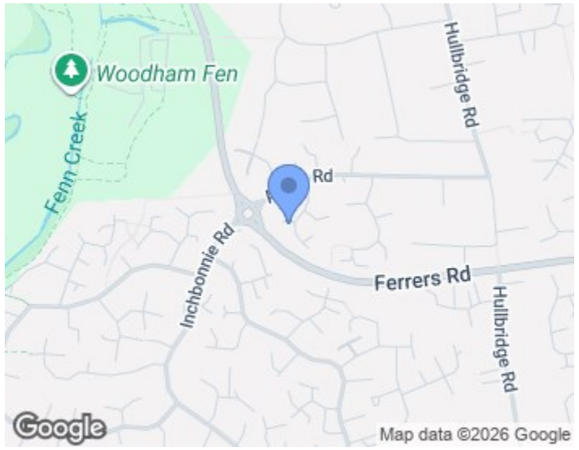



1ST FLOOR




3 BEDROOM HOUSE

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.
Made with Metropix ©2026




www.churchandhawes.com
19 Reeves Way, South Woodham Ferrers,
Essex, CM3 5XF
Tel: 01245 329429
swf@churchandhawes.com

# Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents

## 30 Carisbrooke Drive, South Woodham Ferrers, Essex CM3 5LT

Spacious three bedroom family home situated within a pleasant walkway setting featuring a good size lounge, modern fitted kitchen with open plan dining room, PVCu double glazed conservatory plus ground floor cloakroom w.c, the main bedroom benefits from built in wardrobes with further wardrobe (previously an en suite shower room with plumbing in situ) modern family bathroom. other features include PVCu double glazed windows and doors, gas fired central heating, solar photovolactic roof panels generating electricity, south westerly facing rear garden with direct access to the garage. Freehold. EPC rating B, Council tax band C.

**Price £350,000**



Church Hawes Countryside COVERING MID ESSEX TO THE EAST COAST SINCE 1977 The Property Ombudsman

**GROUND FLOOR**
Half obscure PVCu sealed unit double glaze entrance door to: -

**HALL**
Textured ceiling, radiator, tiled floor, door to: -

**CLOAKROOM**
Obscure glazed window to front, textured ceiling, chrome heated towel rail, radiator, white vanity wash hand basin, low level w.c., tiled walls and floor.

**LOUNGE 15'9"<12'11" x 14'10" (4.80m<3.94m x 4.52m)**
PVCu sealed unit double glazed window to rear and PVCu sealed unit double glazed French doors to garden, laminate flooring, stairs rise to first floor, understair cupboard, TV point.

**KITCHEN 9'5" x 9'1" (2.87m x 2.77m)**
PVCu sealed unit double glazed window to front, textured ceiling, radiator, refitted eye and base level units, laminate work surface, double oven, gas hob, extractor, gas combi boiler, plumbing for washing machine and dishwasher, integrated fridge freezer.

**DINING ROOM 9'11" x 9'10" (3.02m x 3.00m)**
PVCu sealed unit double glazed French doors to conservatory, base level unit, coved cornice to ceiling, radiator, laminate flooring.

**CONSERVATORY 11'9" x 7'10" (3.58m x 2.39m)**
PVCu double glazed window to three elevations, glass roof, French doors to garden.

**FIRST FLOOR**

**LANDING**
Textured ceiling, access to partially boarded loft, airing cupboard.

**BEDROOM 1 11'9" x 9'11" (3.58m x 3.02m)**
PVCu sealed unit double glazed window to rear, textured ceiling, radiator, two double built-in walk-in wardrobes, walk-in wardrobe with plumbing for en-suite shower, tiled floor.

**BEDROOM 2 10'5" x 9'9" (3.18m x 2.97m)**
PVCu sealed unit double glazed window to rear, textured ceiling, radiator.

**BEDROOM 3 8'6" x 7'6" (2.59m x 2.29m)**
PVCu sealed unit double gaze window to front, textured ceiling, radiator.

**BATHROOM**
Obscure PVCu sealed unit double glazed window to front, textured ceiling, chrome towel rail, white vanity wash hand basin, panel enclosed bath with mixer tap and shower screen, low level w.c., tiled to walls and floor.

**EXTERIOR**

**REAR GARDEN**
Paved patio area, remainder laid to lawn, courtesy door to garage.

**GARAGE**

**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.

- SPACIOUS THREE BEDROOM FAMILY HOME
- PLEASANT WALKWAY SETTING
- GOOD SIZE LOUNGE
- MODERN FITTED KITCHEN OPEN TO DINING ROOM
- PVCu DOUBLE GLAZED CONSERVATORY
- G/FLOOR CLOAKROOM W.C
- MAIN BEDROOM WITH BUILT IN WARDROBES PLUS WARDROBE WITH PLUMBING IN SITU FOR POTENTIAL EN-SUITE
- SOLAR PHOTOVOLATIC ROOF PANELS
- SOUTH WESTERLY FACING REAR GARDEN WITH DIRECT ACCESS TO GARAGE
- FREEHOLD - EPC: B - COUNCIL TAX BAND: C.

COVERING MID ESSEX TO THE EAST COAST SINCE 1977