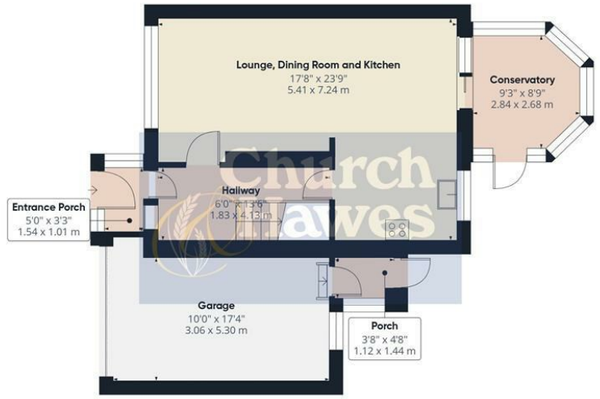

Floor 0

S
E W
N

Floor 1

Approximate total area(1)

1080 ft²

100.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents

5 Hither Blakers, South Woodham Ferrers, CM3 5JH

Situated in a great location, just a short walk from the local rail station, shopping parade and primary school yet still easily accessible to the town centre and secondary school. Traditionally constructed by messrs 'Gough Cooper'. This detached 3 bedroom home has been carefully curated by the owners to include many updates and improvements, to include, refitted white bathroom suite, refitted bespoke designer kitchen in deep blue with rose gold fittings, the adaptation of the ground floor to encompass open plan living with the benefit of a conservatory overlooking the secluded westerly facing rear garden. All with PVCu glazing, replacement gas 'combi' boiler and smoothed plaster ceilings. An exciting opportunity NOT TO BE MISSED. Freehold. Council Tax Band: C. EPC: D.

Price £415,000

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

ACCOMMODATION

FIRST FLOOR

LANDING
PVCu sealed unit double glazed window to side, smooth plaster ceiling, airing cupboard housing gas 'Combi' boiler serving heating and hot water, access to loft space with light, doors to:

BATHROOM
Two obscure PVCu sealed unit double glazed window to rear, smooth plaster ceiling, LED lighting, rose gold heated ladder towel rail. Refitted white bathroom suite comprising: Low level WC, vanity wash hand basin, L-shape bath with mixer taps and split rian drop dual shower over, glazed shower screen, tiled to bath and shower area and tiled splash backs.

MAIN BEDROOM 11'6 x 9'6 (3.51m x 2.90m)
PVCu sealed unit double glazed window to front, smooth plaster and coved ceiling, radiator, wardrobe recess, TV point.

BEDROOM 2 9'8 x 9'6 (2.95m x 2.90m)
PVCu sealed unit double glazed window to rear, smooth plaster and coved ceiling, radiator, built in wardrobes, dimmer switch.

BEDROOM 3 8 x 710 (2.44m x 216.41m)
PVCu sealed unit double glazed window to front, smooth plaster ceiling, radiator, fitted wardrobe.

GROUND FLOOR
Half PVCu sealed unit double glazed door to:

PORCH
PVCu sealed unit double glazed window to front side, half obscure hard wood door and side light to:

HALL
Smooth plaster ceiling, LED lighting, radiator, hard wood polished Parquet flooring, stairs rise to first floor, understairs cupboard, doors to lounge and kitchen diner:

LOUNGE DINER 23'7 x 10'6 < 9'3 (7.19m x 3.20m < 2.82m)
PVCu sealed unit double glazed window to front, PVCu sealed unit double glazed sliding patio doors to conservatory, smooth plaster ceiling, hard wood polished Parquet flooring, LED lighting, 2 radiators, feature wall, TV point, open plan to:

KITCHEN 9'8 x 8'3 (2.95m x 2.51m)
PVCu sealed unit double glazed window to rear, smooth plaster ceiling, LED lighting, refitted designer bespoke kitchen in deep blue with rose gold door and drawer furniture, comprising: Single drainer sink unit with mixer taps inset to work surface with cupboard and space with plumbing for washing machine under, 2 adjacent base units form cooker recess with glass splash back, peninsular bar with reverse breakfast bar forms partial room divider with drawers and cupboards under, floor to ceiling larder cupboard, 4 wall cupboards, matching work surface upstands, open plan to dining area.

CONSERVATORY 10 x 9 (3.05m x 2.74m)
PVCu sealed unit double glazed to all aspects and PVCu sealed unit double glazed door to garden, dwarf wall, pinnacle roof and light.

OUTSIDE

FRONTAGE
Own driveway and parking leading to the garage, remainder laid to lawn, retaining boundary wall to front.

GARAGE 17 x10 (5.18m x3.05m)
Electric roller shutter door, power and light, window to rear and personal door to garden

REAR GARDEN 42 x 30 apx (12.80m x 9.14m apx)
Secluded Westerly facing rear garden, commencing with a paved patio leading to the lawn with flower shrub borders, timber shed and outside tap.

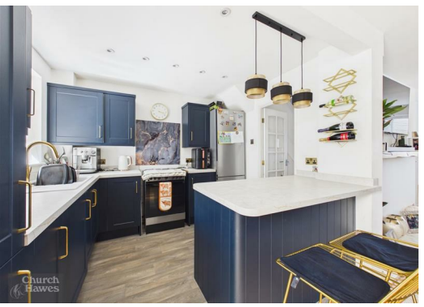
AGENTS NOTE
Agents Note & Money Laundering & Referrals

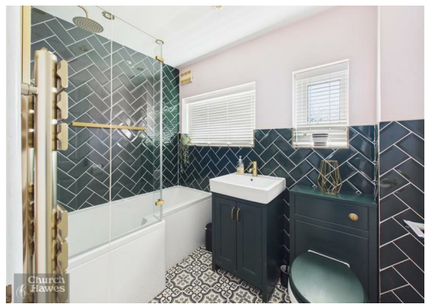
AGENTS NOTE: These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore 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 BEDROOMS
- REFITTED WHITE BATHROOM
- PORCH & HALLWAY
- OPEN PLAN DOWSTAIRS
- LOUNGE DINER
- REFITTED BESPOKE KITCHEN DINER
- CONSERVATORY
- SECLUDED WESTERLY GARDEN
- CONVENIENT FOR RAIL STATION, SCHOOLS & TOWN CENTRE
- FREEHOLD. EPC: D. C/TAX: C.





COVERING MID ESSEX TO THE EAST COAST SINCE 1977