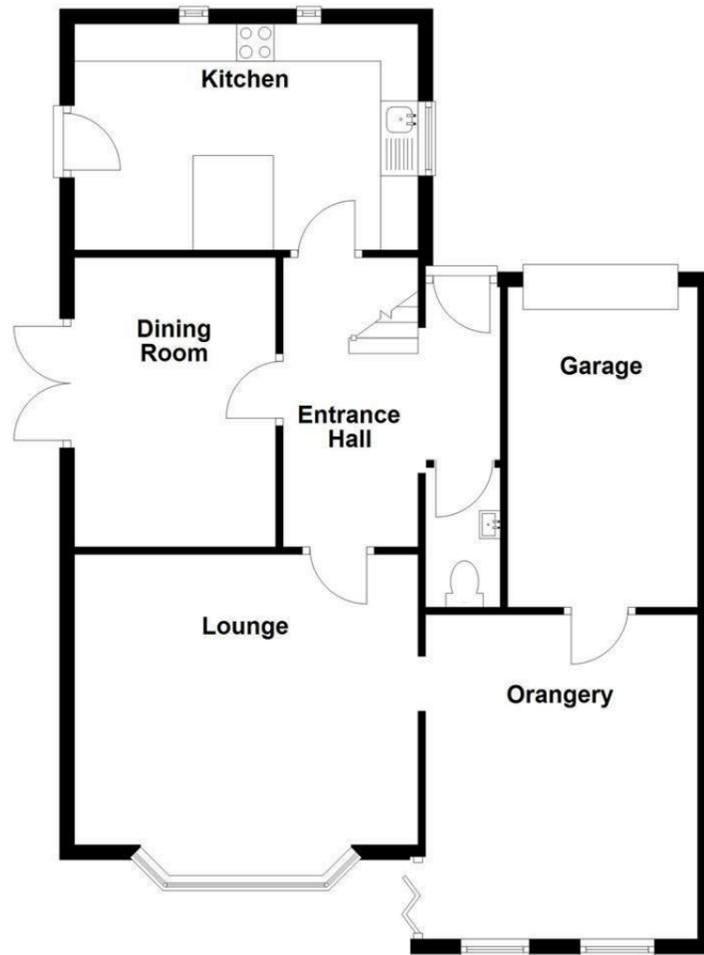
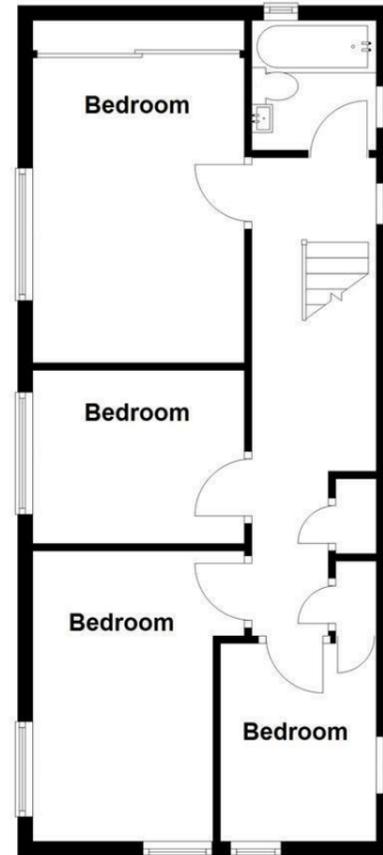


Ground Floor



First Floor



61 Abbotsleigh Road, South Woodham Ferrers, CM35SR

An exceptionally well presented four bedroom link detached house that must be viewed internally to fully appreciate this wonderful home. One of the many standout features is an impressive orangery with Bi fold doors overlooking the good size L shape rear garden. With a modern fitted kitchen, spacious lounge, dining room & cloak room w.c forming the ground floor, the first floor provides a main bedroom with en suite shower room three further bedrooms and re fitted bathroom suite. other benefits include PVCu double glazed windows, gas fired central heating, garage and drive way, plus additional parking bay. Situated just a short walk from the town centre, shops & schools. Freehold. Council tax band D. EPC rating: C

Price £490,000



GROUND FLOOR

Entered via PVCu door into: -

ENTRANCE HALL

Wood panel feature wall, ceramic tiled floor with underfloor heating, vertical radiator, stairs to first floor with cupboard under.

CLOAKROOM

Obscure PVCu sealed unit double glazed window to rear, radiator, tiled walls and floor, white low level w.c., wash hand basin.

DINING ROOM 11' x 9' (3.35m x 2.74m)

PVCu doors to side, ceramic tiled floor with underfloor heating.

KITCHEN 15'2" x 10'1" (4.62m x 3.07m)

Triple aspect room with PVCu double glazed windows to front and side elevations, PVCu double glazed door to rear, modern grey high gloss units, co-ordinating work surfaces incorporating breakfast bar, integrated oven and microwave, inset sink unit with mixer tap, ceramic tiled floor, vertical radiator, integrated fridge freezer, dishwasher and washing machine, ceramic hob and extractor hood.

LOUNGE 15'3" x 12'5" (4.65m x 3.78m)

PVCu double glazed window to rear, feature fireplace with cast iron log burner, radiator, door to: -

ORANGERY 13'5" x 12' (4.09m x 3.66m)

Double glazed lantern light, porcelain floor with underfloor heating, radiator, double glazed bi fold doors leading out to garden, door to garage.

FIRST FLOOR

BATHROOM

Fully tiled bathroom with mixer tap and shower, wash hand with cupboard under, low level w.c.

LANDING

PVCu sealed unit double glazed window to front, radiator, built-in airing cupboard

BEDROOM ONE 12'5" x 9'3" inc wardrobes (3.78m x 2.82m inc wardrobes)

PVCu double glazed window to rear, mirror sliding doors to wardrobes and en-suite.

EN-SUITE SHOWER ROOM

Fully tiled to walls and floor, under floor heating. PVCu double glazed window to side.

BEDROOM TWO 11'4" x 7'6" (3.45m x 2.29m)

Dual aspect, radiator.

BEDROOM THREE 7'3" x 9'3" (2.21m x 2.82m)

PVCu sealed unit double glazed window to side, radiator.

BEDROOM FOUR 8'4" x 7'3" (2.54m x 2.21m)

Dual aspect, built-in wardrobe.

EXTERIOR

FRONT

Own driveway with parking, side access to rear, outside tap.

GARAGE

Up and over door, light and power, personal door to rear, eaves storage space, drive way to front.

REAR 65' x 50' max. (19.81m x 15.24m max.)

L-shaped, extensive paved patio to lawn extending to flank to rear, raised beds, shed, outside lights. perimeter fencing.

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.

- AN EXTENDED FOUR BEDROOM HOUSE
- BEAUTIFULLY PRESENTED THROUGHOUT
- MODERN FITTED KITCHEN WITH SOME INTEGRATED APPLIANCES
- LOUNGE WITH LOG BURNER
- DINING ROOM
- IMPRESSIVE ORANGERY WITH UNDER FLOOR HEATING
- MAIN BEDROOM WITH EN SUITE SHOWER ROOM
- GROUND FLOOR CLOAK ROOM
- GOOD SIZE 65ft x 50ft WRAP AROUND GARDEN
- GARAGE PLUS ADDITIONAL DRIVEWAY

