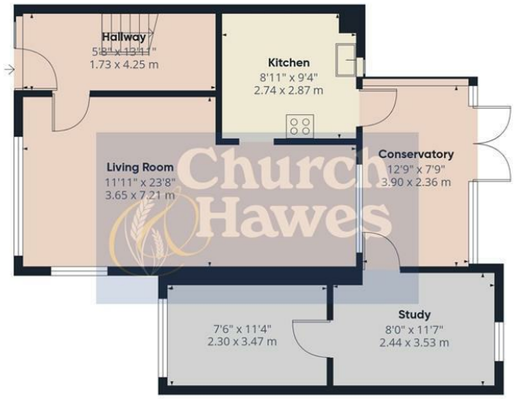
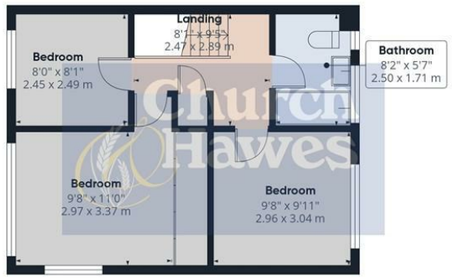


Floor 0



Floor 1

Approximate total area(1)
1099 ft²
102.1 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

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Estate Agents, Valuers, Letting & Management Agents

12 Bushey Close, South Woodham Ferrers, CM3 5LF

A large extended 4/3 bedroom semi detached house situated in a popular cul-de-sac, convenient for the local schools, shops, town centre and rail station, the 'Perfect Location' to be sold with no upward chain of sales. The accommodation offers 3 bedrooms upstairs and a refitted white bathroom suite, downstairs dual aspect lounge diner, refitted white high gloss kitchen with adjoining conservatory overlooking and enjoying the westerly facing rear garden with patio and artificial lawn, leading to the study and bedroom or reception room on the ground floor. All with PVCu sealed unit glazing and gas heating. MUST BE SEEN AND ENJOYED. Freehold, Council Tax Band: D. EPC Rating: C.

Offers in excess of £400,000

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

GROUND FLOOR
Half obscure PVCu sealed unit double glazed door and side lights to:

HALL
Smooth plaster ceiling, radiator, stairs rise to first floor, laminate floor, door to: -

LOUNGE/DINER 23'6" x 11'7" (7.16m x 3.53m)
PVCu sealed unit double glazed sealed unit double glazed windows to front, side and rear, coved cornice to smooth plaster ceiling with LED lights, two radiators, TV point, laminate floor.

KITCHEN 10'3" x 10'3" (3.12m x 3.12m)
PVCu sealed unit double glazed window to rear, door to conservatory, smooth plaster ceiling, refitted high gloss white kitchen units comprising single drainer sink unit with mixer tap inset work surface with cupboards and storage space under, plumbing for a washing machine and dishwasher, floor to ceiling unit housing microwave and double oven with cupboards over and under, work surface, inset four ring ceramic hob with drawers under and cupboard, slide out can rack, eight wall cupboards, pelmet lights, wall mounted gas combi boiler, lights under units, tiled floor, tiled visible walls.

CONSERVATORY 13'3" x 9'1" (4.04m x 2.77m)
PVCu sealed unit double glazed to all aspects, French doors to garden, dwarf wall, visible tiled floor, door to: -

STUDY 8' x 8' (2.44m x 2.44m)
PVCu sealed unit double glazed window to rear, coved cornice to smooth plaster ceiling, radiator, laminate floor.

BEDROOM/PLAYROOM 11'9" x 7'5" (3.58m x 2.26m)
PVCu sealed unit double glazed window to front, coved cornice to smooth plaster ceiling, LED lights, radiator, laminate floor.

FIRST FLOOR

LANDING
Textured ceiling, access to part boarded loft space via ladder with light and power, airing cupboard, doors to:

BEDROOM 1 12'7" x 11'2" (3.84m x 3.40m)
PVCu sealed unit double glazed windows to front and side, coved cornice to smooth plaster ceiling with LED lights, radiator, fitted wardrobes with mirror doors.

BEDROOM 2 10'6" x 10'1" (3.20m x 3.07m)
PVCu sealed unit double glazed window to rear, coved cornice to smooth plaster ceiling, radiator.

BEDROOM 3 9'2" x 8'7" (2.79m x 2.62m)
PVCu sealed unit double glazed window to front, coved cornice to smooth plaster ceiling, radiator, built-in storage cupboard.

BATHROOM
Obscure PVCu sealed unit double glazed window to rear, smooth plaster ceiling, extractor fan, halogen downlights, chrome towel rail, refitted white suite comprising low level w.c., circular wash hand basin, panel enclosed with mixer tap, rain drop shower over, tiled to visible bath and shower area, tiled splashbacks.

EXTERIOR

REAR
Paved patio and artificial lawn, rear access.

FRONT
Block paved driveway and parking.

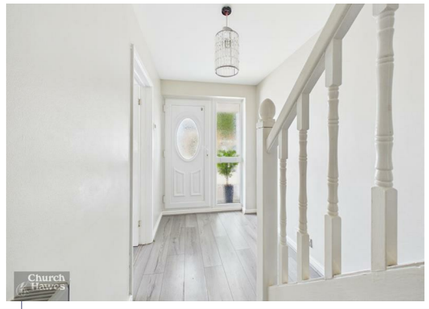
AGENTS NOTE
Agents Note & Money Laundering & Referrals

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.

- 4/3 BEDROOMS
- 4/3 RECEPTION ROOMS
- WHITE BATHROOM SUITE
- WHITE KITCHEN
- DUAL ASPECT LOUNGE
- CONVENIENT FOR STATION SHOPS AND SCHOOLS
- GAS HEATING & PVCu GLAZING
- FREEHOLD
- EPC: C. C/TAX: D.
- VERSATILE ACCOMODATION



COVERING MID ESSEX TO THE EAST COAST SINCE 1977