



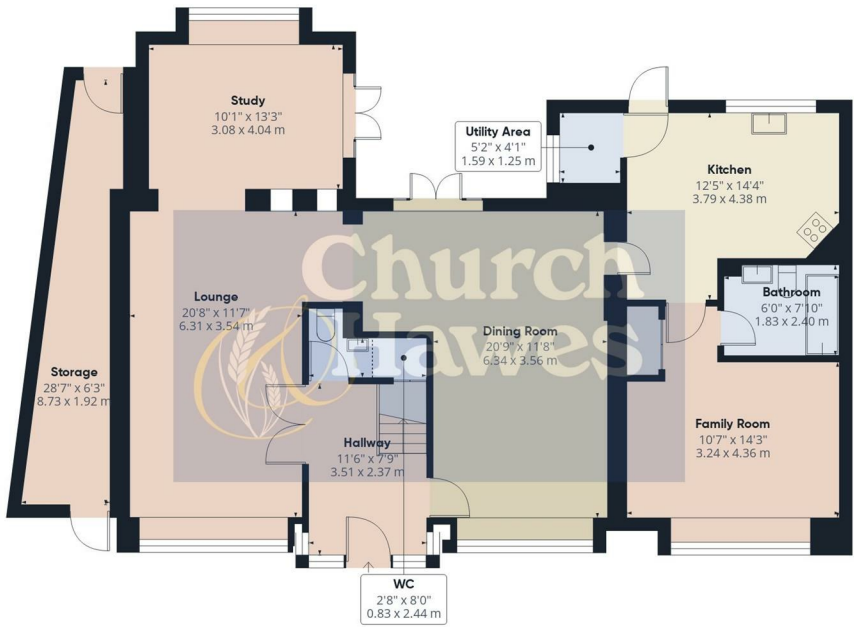
40 Kings Way, South Woodham Ferrers , CM3 5QH  
£700,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

A simply stunning four bedroom, four reception executive family home. The meticulous attention to detail, the sizeable accommodation and an excellent decorative standard is only the beginning for this beautiful home. Located in one of South Woodham Ferrers premier roads. Recommendation to view this property cannot come high enough. Tenure: Freehold - EPC Rating: TBC - Council Tax Band: F



Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
2151 ft<sup>2</sup>  
199.7 m<sup>2</sup>  
  
Reduced headroom  
9 ft<sup>2</sup>  
0.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

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

GIRAFFE360



#### Hallway 11'6" x 7'9" (3.51 x 2.37 m)

This welcoming hallway features a bright, tiled floor that flows seamlessly through the entrance, creating a fresh and spacious atmosphere. A staircase with a carpeted runner ascends to the upper floor, while double doors lead through to the adjacent rooms. Neutral tones and tasteful decor enhance the sense of light and airiness, making this a pleasant space on arrival.

#### WC

The downstairs cloakroom features a modern white suite with a WC and a wall-mounted sink. The floor is tiled, and the space is bright and neatly presented, ideal for guest use.

#### Dining Room 20'9" x 11'8" (6.84 x 3.56 m)

The dining room offers a spacious and elegant area for entertaining, beautifully lit by natural light from the French doors that open to the rear garden. It features a tiled floor continuing from the hallway and is decorated in warm pastel shades with a feature wallpapered half wall. The room flows openly into the adjoining lounge through an archway, creating a sense of connection between the spaces.

#### Lounge 20'8" x 11'7" (6.31 x 3.54 m)

A comfortable lounge sits beyond the dining room, offering a cosy yet spacious seating area with a large bay window overlooking the front garden. The carpeted floor complements the soft neutral décor, while a wall-mounted television and a modern fireplace create a homely focal point. The room benefits from its connection to the dining area, with an open-plan feel enhanced by subtle decorative arches.

#### Study 10'1" x 13'3" (3.08 x 4.04 m)

This versatile study provides a bright workspace with a large window and French doors opening out to the garden. Carpeted flooring and neutral walls create a calm environment, perfect for working from home or as a quiet retreat. The room is accessible from the lounge, offering privacy while still being part of the main living areas.

#### Kitchen 12'5" x 14'4" (3.79 x 4.38 m)

The kitchen is bright and practical with ample white cabinetry paired with wooden work surfaces. A tiled floor continues the clean and fresh look, while a large window and a door provide plenty of natural light and direct access to the garden. There is space for essential appliances including a washing machine, and the layout offers generous worktop space for meal preparation.

#### Utility Area 5'2" x 4'1" (1.59 x 1.25 m)

A convenient utility area adjoins the kitchen, featuring tiled flooring and plumbing facilities. This compact space serves as a practical zone for laundry and additional storage needs, with external access to the garden.

#### Family Room 10'7" x 14'3" (3.24 x 4.36 m)

A family room offers a separate, relaxed living space with a large window overlooking the garden. Neutral carpeting and simplistic décor create a comfortable atmosphere ideal for casual gatherings or as a children's play area. This room is conveniently located close to the kitchen and bathroom for ease of access.

#### Ground Floor Bathroom 7'10" x 6' (2.39m x 1.83m)

This beautifully presented and modern three-piece bathroom suite offers a serene, contemporary space. The room features a crisp white panelled bath with a stylish chrome mixer tap and shower attachment, perfectly complemented by a striking black tiled splashback border that contrasts elegantly against the soft sage green walls. A matching low-level WC and a classic pedestal wash hand basin complete the suite. The space feels exceptionally bright and airy, thanks to a feature skylight that floods the room with natural light, accented by recessed spotlighting, practical tiled flooring, and a wall-mounted extractor fan. Modern glass shelving and a matching mirror with an overhead light add both functionality and style to this inviting space.

#### Main Bedroom 14'11" x 11'10" (4.55 x 3.61 m)

The main bedroom is a generously sized and bright retreat, featuring a large window with views to the front. Neutral carpeting and soft decor create a restful ambiance. The room boasts a built-in wardrobe and benefits from an en-suite shower room, providing privacy and convenience.

#### En-Suite 5'5" x 8'7" (1.66 x 2.64 m)

The en-suite shower room attached to the main bedroom is designed with cream tiled walls and floor, featuring a double sink unit, a WC, and a walk-in shower with glass screen. A large window allows natural light to flood in, creating a fresh and airy feel.

#### Bedroom Two 10'2" x 13'5" (3.12 x 4.11 m)

Bedroom two is a bright room with a large window to the front and neutral tones throughout, creating a calm and restful space. The carpeted floor and simple decor make it a versatile bedroom suitable for guests or family members.

#### Bedroom Three 11'3" x 10'3" (3.44 x 3.15 m)

Bedroom three benefits from a front-facing window and neutral décor, offering a comfortable bedroom space. It is carpeted and simply styled for easy personalisation.

#### Bedroom Four 9'3" x 10'2" (2.83 x 3.10 m)

Bedroom four is a smaller room with a rear-facing window. It has a carpeted floor and neutral decor, suitable for use as a single bedroom, nursery, or guest room.

#### Bathroom 6'0" x 7'10" (1.83 x 2.40 m)

A family bathroom is fitted with a white suite that includes a bath with a shower over, a WC, and a sink. The room features cream tiling on the walls and floor, and a large window offers light and ventilation.

#### Rear Garden

The rear garden is a well-maintained outdoor space with a paved patio area ideal for seating and entertaining. A lawn is bordered by neat gravel beds and mature trees, offering privacy and a peaceful setting. The garden extends the living space outdoors, perfect for relaxing or social gatherings.

#### 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.



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