



27 Mount Pleasant Road, South Woodham Ferrers , Essex CM3 5PA  
Price £625,000

**Church & Hawes**

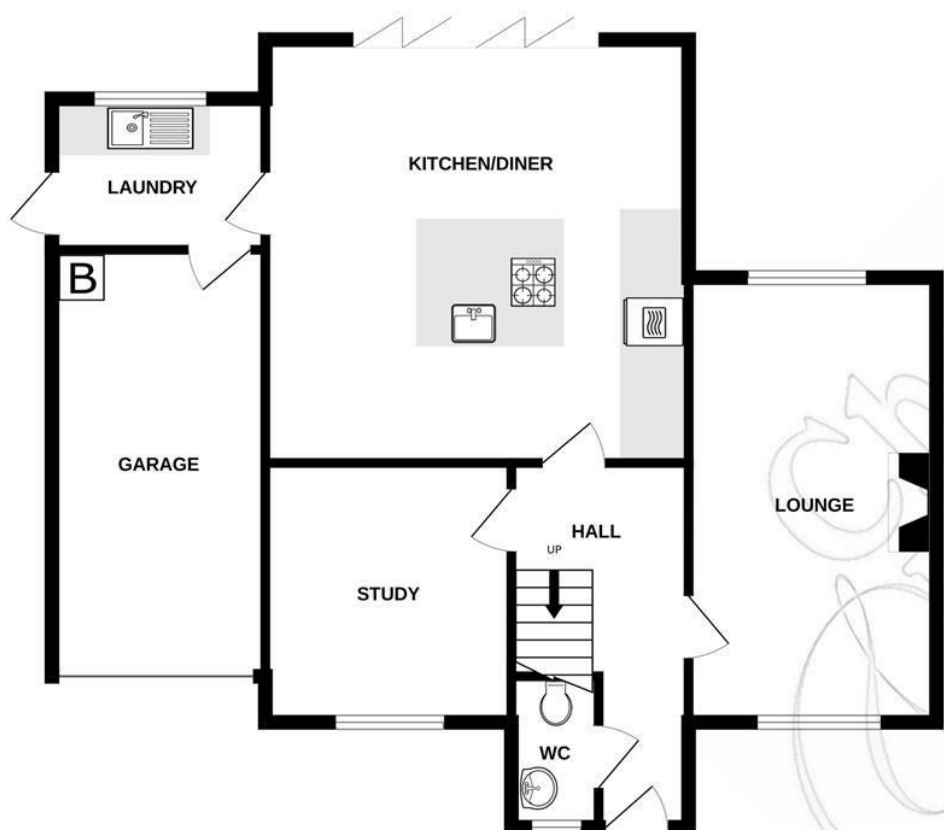
Est. 1977

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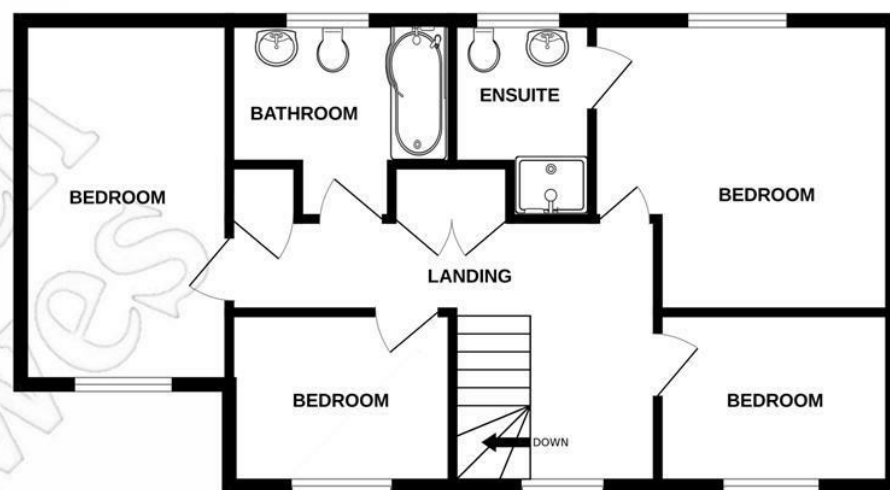
A beautifully presented 4 bedroom detached family home, conveniently situated for the local rail station, shops and primary school, easily accessible to the town centre and William De Ferrers secondary school. The accommodation boasts 4 good size bedrooms with ensuite to master bedroom, family bathroom and ground floor cloakroom all with white sanitary ware, dual aspect lounge, study, a fabulous refitted kitchen diner with central island and bifold doors opening out to the garden providing an 'al-fresco' dining experience with laundry room to compliment, externally to the front elevation there is parking for numerous vehicles and a single garage, the secluded rear garden includes covered storage area and a patio with pergola over. Working from home? Teenagers? Always wanted a man cave/she shed or bar? In the garden the versatile cabin with light and power affords an invaluable and versatile additional space. Council Tax Band: E. EPC: D. Tenure Freehold. MUST BE SEEN AND ENJOYED.



GROUND FLOOR



1ST FLOOR



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.  
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ACCOMMODATION

GROUND FLOOR

Composite sealed unit double glazed entrance door to: -

HALL

Coved cornice to smooth plaster ceiling, designer radiator, laminate floor, stairs rise to first floor, doors to:

CLOAKROOM

Obscure lead light sealed unit double glazed window to front, smooth plaster ceiling, radiator, laminate floor, white vanity wash hand basin with tiled splashbacks, low level w.c.

LOUNGE 17'9" x 9'10" (5.41m x 3.00m)

PVCu sealed unit double glazed lead lite windows to front and PVCu sealed unit double glazed window to rear, coved cornice to smooth plaster ceiling, reproduction cast iron radiators, feature fireplace with raised hearth and display mantel over inset gas coals feature fire, TV point.

STUDY 10'4" x 9'2" (3.15m x 2.79m)

PVCu sealed unit double glazed lead light window to front, coved cornice to smooth plaster ceiling, radiator, laminate floor.

KITCHEN/DINER 17'2" x 17'3" (5.23m x 5.26m)

Sealed unit double glazed bi-fold doors to garden, smooth plaster ceiling with LED lights, part vaulted, two designer radiators, luxuriously fitted kitchen comprising central island with drawers and cupboards under, inset four ring black glass gas hob, butler sink with mixer tap, floor to ceiling wall cupboards to one wall with electric oven, laminate floor, door to: -

LAUNDRY ROOM 8'7" x 6' (2.62m x 1.83m)

PVCu sealed unit double glazed window to rear, obscure PVCu sealed unit double glazed door, smooth plaster ceiling, laminate floor, radiator, single drainer stainless steel sink unit inset work surface with cupboard and storage space under, plumbing for a washing machine, door to garage.

FIRST FLOOR

LANDING

PVCu sealed unit double glazed lead light window to

front, coved cornice to smooth plaster ceiling, designer radiator, double airing cupboard, cloaks cupboard, doors to:

BEDROOM 1 13'2" x 10'4" (4.01m x 3.15m)

PVCu sealed unit double glazed window to rear, coved cornice to smooth plaster ceiling, radiator, telephone and TV points.

EN-SUITE

Obscure PVCu sealed unit double glazed window to rear, smooth plaster ceiling, chrome heated ladder towel rail, white low level w.c., pedestal wash hand basin, walk-in tiled shower cubicle with glazed screen door and electric shower.

BEDROOM 2 12' x 9'5" (3.66m x 2.87m)

PVCu sealed unit double glazed window to front, coved cornice to smooth plaster and coved ceiling, radiator, laminate floor, TV point.

BEDROOM 3 10' x 7'1" (3.05m x 2.16m)

PVCu sealed unit double glazed window to front, coved cornice to smooth plaster and coved ceiling, radiator, laminate floor, TV point.

BEDROOM 4 9'2" x 6'9" (2.79m x 2.06m)

PVCu sealed unit double glazed window to front, coved cornice to smooth plaster and coved ceiling, radiator, laminate flooring. Extensive range of wardrobes to one wall.

BATHROOM

Obscure PVCu sealed unit double glazed window to rear, smooth plaster ceiling with extractor fan, chrome heated ladder towel rail, white low level w.c., pedestal wash hand basin, P-shape bath with mixer tap, tiled to bath and shower.

EXTERIOR

REAR

Patio to lawn with pergola, flank covered storage area, outside lights and power.

OFFICE/MAN CAVE/SHE SHED 17 x 11 (5.18m x 3.35m)

Pine cabin with sealed unit double glazed windows to front and side, double doors to garden, smooth plaster ceiling, LED lights, pine floor and walls, light and power

FRONT

Driveway and parking for numerous vehicles, side access to garden, electric car charge point.

GARAGE

Up and over door with light and power, wall mounted 'combi' gas boiler serving heating and hot water systems, door to utility room.

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.

