



Drywoods, South Woodham Ferrers Chelmsford CM3 5ZG



welcome to

Drywoods, South Woodham Ferrers Chelmsford

STYLISH MODERN TOWNHOUSE situated in the desirable South Woodham Ferrers, within reach of COUNTRY PARK AND MARSH FARM as well as the town's wealth of amenities and transport links, offering THREE/FOUR BEDROOMS, spacious OPEN PLAN LIVING SPACE and generous WEST FACING GARDEN.



Porch

Covered porch area with bin storage area, entrance door to :-

Entrance Hall

Stairs rising to first floor, doors to :-

Shower Room

Modern white suite comprising shower, low level WC and wall mounted basin, tiled walls, heated towel rail.

Playroom / Bedroom

13' 8" x 8' 6" (4.17m x 2.59m)

Doors to rear opening onto the garden.

Utility Room

10' 9" x 6' 5" (3.28m x 1.96m)

Door to rear opening onto the garden, roll top surfaces with space for appliances.

First Floor

Landing

Stairs rising to second floor, door to :-

Dining Area

17' 8" x 8' 9" (5.38m x 2.67m)

Double glazed French doors to rear opening to walk-out balcony overlooking the garden, door to kitchen, open to :-

Lounge

15' 9" x 12' 3" (4.80m x 3.73m)

Double glazed French doors to front opening to Juliet balcony, inset contemporary fireplace.

Kitchen

12' 3" x 6' 4" (3.73m x 1.93m)

Double glazed window to rear, modern fitted kitchen comprising sink and drainer set in quartz worktops with tiled splashbacks and range of eye and base level units, with range of integrated appliances.

Second Floor

Landing

Built in cupboards, doors to :-

Bedroom One

15' 3" x 12' 6" (4.65m x 3.81m)

Double glazed French doors to rear opening to Juliet balcony, recessed storage area, fitted wardrobes, door to :-

En Suite

Contemporary suite comprising walk-in shower, low level WC and his & hers hand basins. Fitted walls.

Bedroom Two

10' 2" x 9' max (3.10m x 2.74m max)

Window to front.

Bedroom Three

9' 5" x 6' 6" max (2.87m x 1.98m max)

Window to front.

Bathroom

Skylight window, modern white suite comprising panel bath, low level WC and pedestal basin, fully tiled walls.

Outside

Front

Carport parking leading to storage room. Side access to :-

Rear Garden

West facing rear garden, enclosed by panel fence, predominantly laid to lawn with decked seating area and shrub borders. Timber summerhouse to remain.



view this property online williamhbrown.co.uk/Property/MLN104620



welcome to

Drywoods, South Woodham Ferrers Chelmsford

- Three / Four Bedrooms
- Modern Throughout
- Bathroom & Stylish Contemporary En Suite
- Carport & West Facing Garden
- Desirable Location

Tenure: Freehold EPC Rating: D

Council Tax Band: E

£450,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/MLN104620](https://www.williamhbrown.co.uk/Property/MLN104620)



Property Ref:
MLN104620 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01621 874837



Maldon@williamhbrown.co.uk



3 High Street, West Square, MALDON, Essex,
CM9 5PB



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)