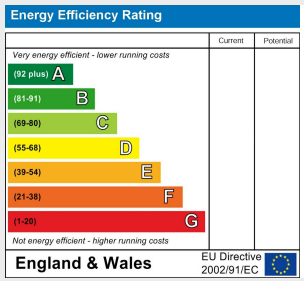
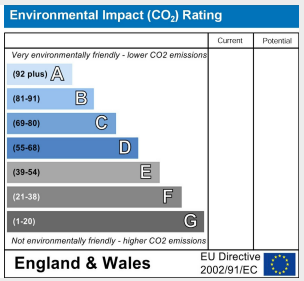
Paul Mason Associates

Gladden Fields, South Woodham Ferrers, Essex, CM3 7AH

Guide Price £425,000 - £450,000

- No onward chain - Keys held for viewings
- Three bedroom detached house
- Highly sought after location
- Ensuite shower room, family bathroom and ground floor cloakroom
- Large L shaped lounge/dining room plus conservatory
- Fitted kitchen
- Single garage plus off street parking
- Good size secluded and well maintained rear garden
- Internal viewing highly recommended
- EPC - TBC





Guide Price £425,000 - £450,000..... Situated in a highly sought after cul-de-sac is this splendid three bedroom detached family home, offered for sale with the benefit of no onward chain.

Internally the accommodation comprises a master bedroom with ensuite shower room, two further bedrooms, family bathroom and ground floor cloakroom, large L shaped lounge/dining room plus conservatory and fitted kitchen.

Externally the property boasts a good size secluded and well maintained rear garden, single garage and driveway providing off street parking.

South Woodham Ferrers is a highly sought after Town, surrounded by countryside, with an array of pleasant walks including along the beautiful River Crouch. There is a range of local amenities including the highly regarded William De Ferrers High School, sports and leisure centre with a swimming pool, Recreational Parks, public houses, restaurants, supermarkets, library and The Call of The Wild Zoo and Marsh Farm.

An internal viewing is highly recommended to appreciate this splendid detached family home.

Distances

South Woodham Railway Station - 1.0 miles
South Woodham Ferrers High School - 1.1 miles
Chelmsford City Centre - 12.5 miles
Southend (London) Airport - 14.0 miles
A130 - 3.5 miles

(All mileages are approx.)

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Cloakroom

Kitchen
2.77m x 2.62m (9'1" x 8'7")

L Shaped Lounge/Dining Room
5.66m x 4.83m max (18'6" x 15'10" max)

Conservatory
3.59m x 2.50m (11'9" x 8'2")

FIRST FLOOR

Bedroom One
4.09 m x 2.75m (13'5" m x 9'0")

Ensuite Shower Room

Bedroom Two
2.86m x 2.86m (9'4" x 9'4")

Bedroom Three
3.14m x 2.05m (10'3" x 6'8")

Family Bathroom

EXTERIOR

Garage
5.17m x 2.70m (16'11" x 8'10")

Driveway Providing Off Street Parking

Secluded And Well Maintained Rear Garden

Property Services
Gas - Mains
Electric - Mains
Water - Mains
Drainage - Mains
Heating - Gas central heating
Local Authority - Chelmsford

Viewings
Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

Important Notices
We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.

Awaiting Floorplan

Paul Mason Associates

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Sales | Lettings | Development | Investment

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Paul Mason Associates Limited Registered in England Number - 6767946
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP

The Property Ombudsman SALES

OFT Approved code

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