



2 Halyard Reach, South Woodham Ferrers , Essex CM3 5GN  
£600,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

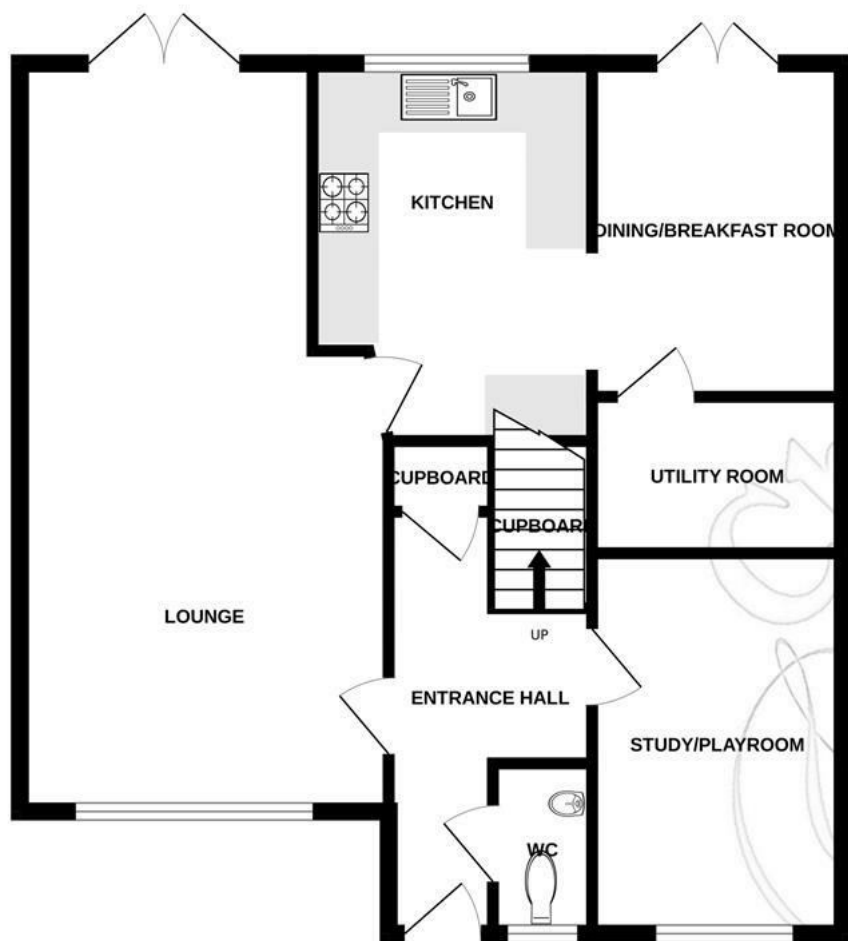


Forming part of the prestigious 'Leighton Park' development, constructed by messrs Bovis homes during the early mid 80's, situated on the highly sought after 'Leighton Park' development to the 'Balmoral' design. Presented by the current vendors to a high standard throughout, all sanitary ware has been replaced with white suites, refitted designer kitchen in high gloss grey with contrasting granite work surface and adjoining breakfast/dining room, utility room, playroom/study, dual aspect lounge, 4 bedrooms (the master of which has ensuite shower room). Smooth plaster ceilings, PVCu replacement widows and doors, upgraded gas heating boiler, externally there is driveway parking for 4 cars, the rear garden is apx 55' in length with artificial lawns a large shed/office/man cave with light and power connected. A very desirable house in an equally desirable location. MUST BE SEEN. Tenure Freehold. EPC rating C. Council tax band E.

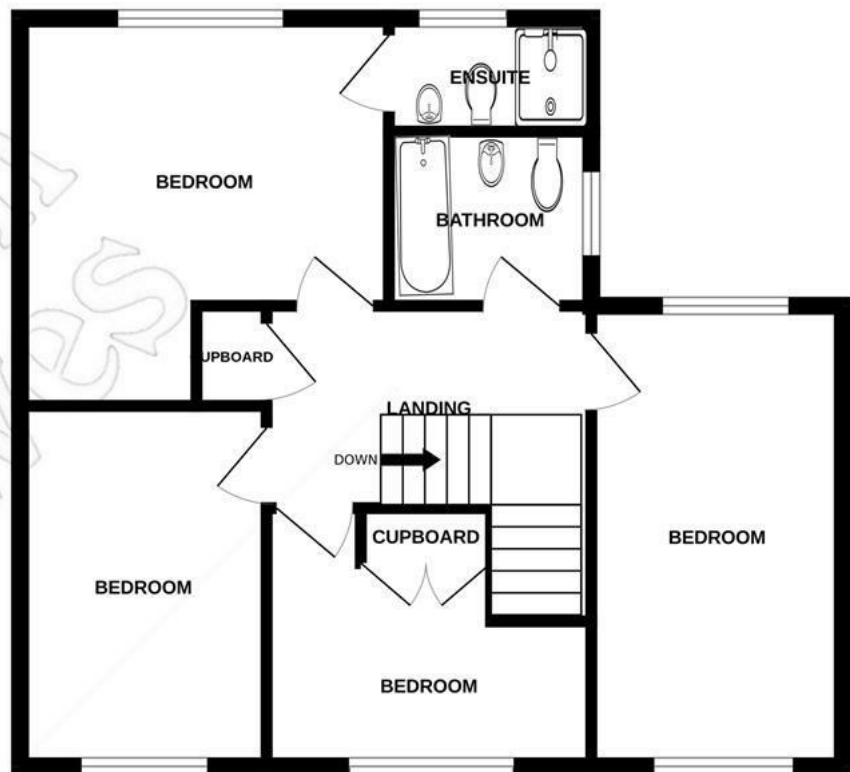




GROUND FLOOR



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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## FIRST FLOOR

### LANDING

Smooth plaster ceiling with LED lights, access to loft space with boarding and light, airing cupboard, American oak handrails with glass balustrade, doors to:

### BEDROOM 1 12' x 12'8" (3.66m x 3.86m)

PVCu sealed unit double glazed window to rear, smooth plaster ceiling, radiator, laminate floor, halogen downlighting in the wardrobe recess, door to:

### EN-SUITE

Obscure PVCu sealed unit double glazed window to rear, smooth plaster ceiling, chrome heated towel rail, halogen downlights, extractor fan, tiled visible floor, refitted white suite comprising low level w.c., vanity wash hand basin with tiled splashbacks, walk-in tiled shower with glazed screen door. illuminated mirror.

### BEDROOM 2 15' x 8'4" (4.57m x 2.54m)

PVCu sealed unit double glazed windows to front and rear, smooth plaster ceiling, radiator, LED downlighting, laminate floor.

### BEDROOM 3 11'11" x 8'1" (3.63m x 2.46m)

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

### BEDROOM 4 10'6" x 8'2" (3.20m x 2.49m)

PVCu sealed unit double glazed window to rear, smooth plaster ceiling, radiator, laminate floor, built in double wardrobe.

### BATHROOM

Obscure PVCu sealed unit double glazed window to side, smooth plaster ceiling, halogen downlights, chrome heated towel rail, tiled floor and tiled splashbacks, refitted white suite comprising, low level w.c., vanity wash hand basin, panel enclosed bath with mixer tap and shower attachment.

### GROUND FLOOR

Composite sealed unit double glazed entrance door to: -

### HALL

Coved cornice to smooth plaster ceiling, halogen downlights, laminate floor, radiator, understairs cupboard,

stairs to first floor, door to lounge, playroom/study and door to:

### CLOAKROOM

Obscure PVCu sealed unit double glazed window to front, smooth plaster ceiling, halogen downlights, chrome heated towel rail, tiled floor, refitted white suite comprising, low level w.c., vanity wash hand basin and tiled splashbacks.

### KITCHEN/DINER/FAMILY ROOM 12'7" x 9'1" (3.84m x 2.77m)

PVCu sealed unit double glazed window to rear, smooth plaster ceiling, LED downlights, refitted designer kitchen in high gloss grey with granite work surfaces comprising, one and a half bowl underslung sink unit with mixer tap inset work surface with cupboards and integrated dishwasher under, adjacent work surface with drawers and cupboard and integrated freezer under inset five ring black glass ceramic hob with black glass splashback, floor to ceiling unit housing Bosch hide and slide oven and Bosch combination oven and microwave, drawers and cupboards over and under, 4 wall cupboards, dimmer switch, pelmet lights, open to: -

### DINING AREA/FAMILY/ BREAKFAST ROOM 10'4" x 7'10" (3.15m x 2.39m)

PVCu sealed unit double glazed French doors to garden, radiator, dimmer switch, door to: -

### UTILITY ROOM 7'9" x 5'3" (2.36m x 1.60m)

Smooth plaster ceiling, halogen downlights, wall mounted gas central heating boiler serving domestic hot water and central heating, work surface with cupboard and storage space under, plumbing for a washing machine, five wall cupboards.

### PLAYROOM/STUDY 11'2" x 7'9" (3.40m x 2.36m)

PVCu sealed unit double glazed window to front with plantation shutters, smooth plaster ceiling, halogen downlights, laminate floor.

### LOUNGE 24'10" x 11'9" <9'2" (7.57m x 3.58m <2.79m)

PVCu sealed unit double glazed window to front with plantation shutters and PVCu sealed unit double glazed French doors to garden, coved cornice to smooth plaster ceiling, halogen downlights, wood floor, dimmer switch, TV point.

## EXTERIOR

### FRONT

Block paved and parking for four cars.

### REAR 55' (16.76m)

Block paved patio leading to artificial lawns, sleeper raised flower beds, outside lights and power, outside tap, large timber shed/workshop/man cave with light and power connected.

### AGENT'S 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.



