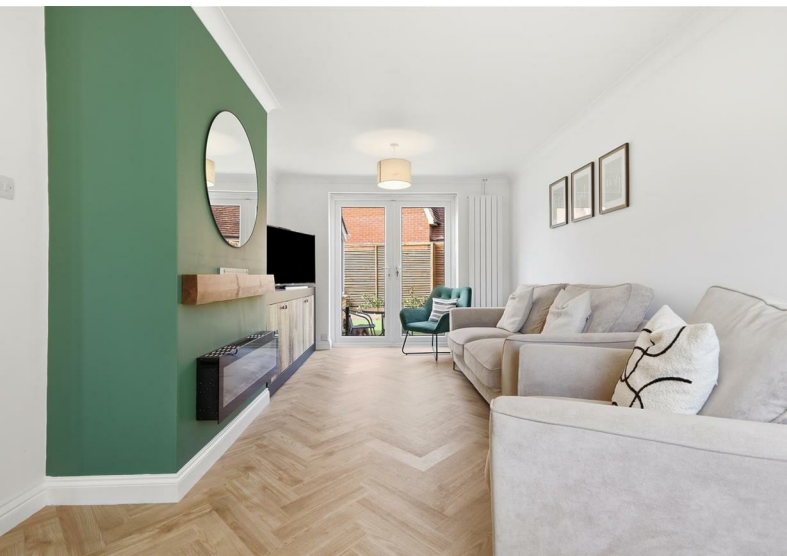




Shirebourn Vale, South Woodham Ferrers, CM3 5ZX

Asking price £425,000



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Some More Information

From the entrance door you enter the entrance hall where stairs rise to the first floor and doors give access to the sitting room, kitchen and ground floor cloakroom. The sitting room has a window to the front elevation, central fireplace with inset electric effect fire, along with French doors opening to the rear paved terraced

Leading back through the entrance hall a door gives access to the kitchen dining space, with the kitchen presented with a contemporary modern matt finished door and marble effect stone work-surfaces with matching splash back cladding to the underside of the wall units. Fitted appliances include fridge, a double oven beneath the hob and extractor over. A step lowers you into the dining area where there are matching kitchen cupboards providing extra storage along with windows and French doors leading out to the rear garden. A further door leads from the kitchen to the utility room which is fitted with a range of eye and base level cupboards, including spaces for washing machine and fridge / freezer. The utility room has a window to the rear and further door leading into the garage which is fitted out for storage.

To the first floor there are three bedrooms, with the principle room having an en-suite shower room in addition to the family bathroom. Bedroom one has a window to the front elevation, and door leading to the en-suite shower room which comprises shower enclosure, wash hand basin and low level W.C. Bedroom two also has a window to the front elevation whilst bedroom three has an opening Velux window to the rear.

Accessed from the landing the family bathroom is fitted with a panel enclosed bath with shower over, low level W.C. and wash hand basin with the accommodation completed by the airing cupboard which provides some useful first floor storage.

Externally

Set within a private courtyard located off of Shirebourn Vale this property occupies an end of terrace position and has parking available to the front within the partially covered carport which in turn leads to the single garage with electric roller shutter door.

Gated access leads from the front to the side of the property and around to the rear where a low maintenance garden can be found commencing with a paved terrace to the immediate rear of the sitting room and dining area, and gives way to the astroturf low maintenance grass area which continues to the rear of the dining room. To the rear of the utility room there is space for a shed.

Location

Located approximately 1 mile walk from the centre of South Woodham Ferrers, where there are a range of independent and High Street stores along with restaurants and pubs. South Woodham Railway station is just 1.1 miles from the property and offers a frequent service to London Liverpool Street.

South Woodham Ferrers also offers supermarkets in Asda and Sainsburys along with a number of education facilities from nurseries through to William de Ferrers secondary school with its Ofsted rated "Good" education.

Entrance Hall

Living Room

20'6" x 10'6" (6.25m x 3.20m)

Kitchen

8'10" x 9'3" (2.69m x 2.82m)

Dining Room

11'8" x 10' (3.56m x 3.05m)

Utility

9' x 7'10" (2.74m x 2.39m)

Bedroom One

13'9" x 7'10" (4.19m x 2.39m)

En-Suite

7'10" x 4'8" (2.39m x 1.42m)

Bedroom Two

14'3" x 10' (4.34m x 3.05m)

Bedroom Three

10'9" x 9'2" (3.28m x 2.79m)

Bathroom

9'0" x 5'4" (2.74m x 1.63m)

Services

Council Tax Band - C

Local Authority - Chelmsford City Council

Tenure - Freehold

EPC - D

Mains Electric

Gas Fired Heating

Mains Water

Mains Drainage

Planning Applications in the Immediate Locality - Speak with selling agents.

Construction Type - We understand the property to be of brick

and block construction.

Accessibility Notice - The property does not have step free access.

Broadband Availability - Ultra-fast Broadband Available with speeds up to 10000mbps (details obtained from Ofcom Mobile and Broadband Checker) – August 2026.

Mobile Coverage - It is understood that the mobile phone service is available from EE (details obtained from Ofcom Mobile Checker) - August 2026.

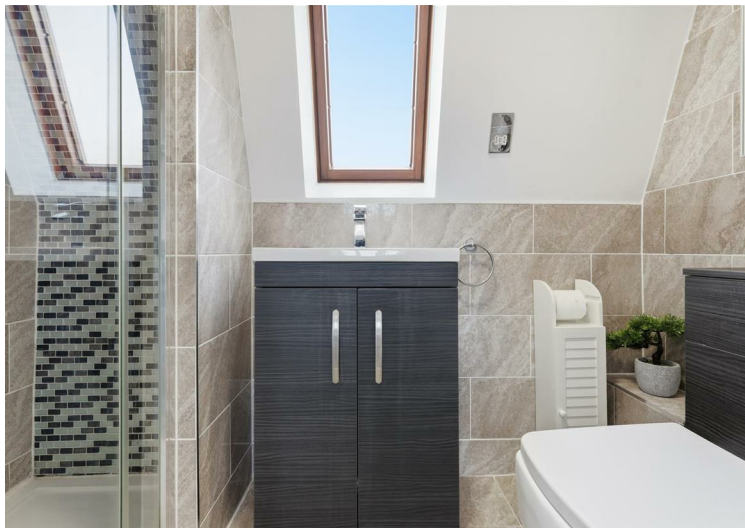
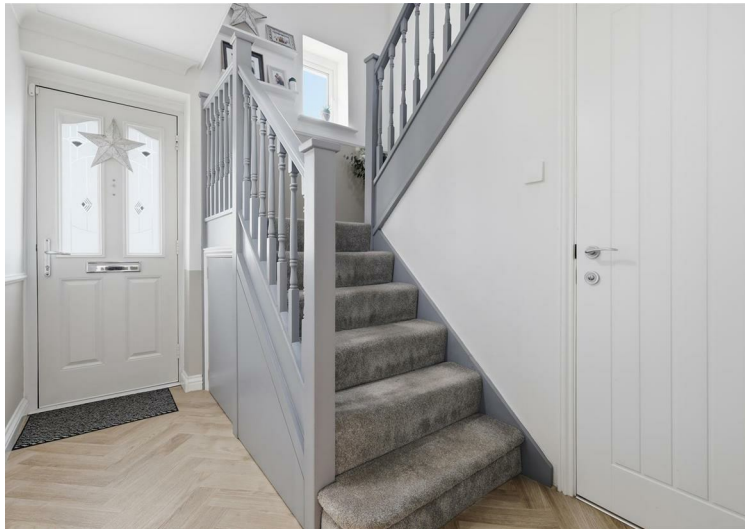
Flooding from Surface Water – Low Risk

Flooding from Rivers and Sea - Low Risk

Flooding from Reservoirs Unlikely In This Area

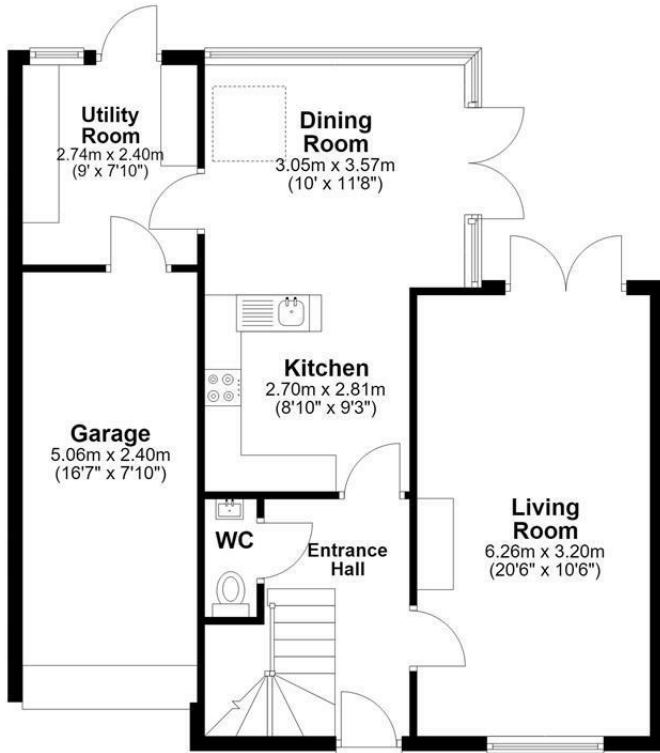
Flooding from Ground Water - Unlikely In This Area

(details obtained from gov.uk long term flood risk search) - August 2026



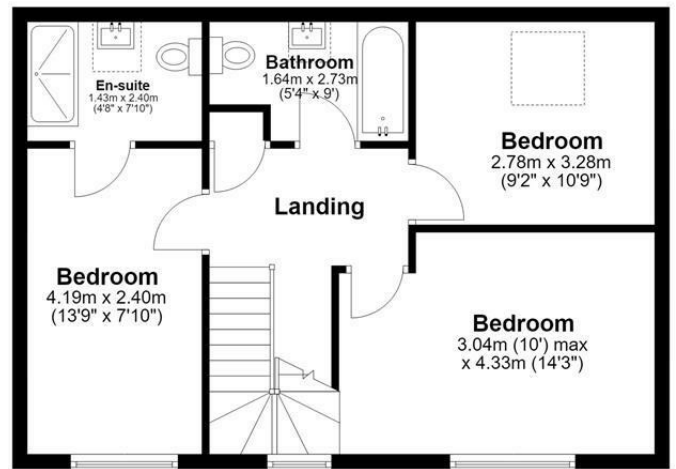
Ground Floor

Approx. 67.2 sq. metres (723.3 sq. feet)



First Floor

Approx. 50.5 sq. metres (543.9 sq. feet)



Total area: approx. 117.7 sq. metres (1267.2 sq. feet)

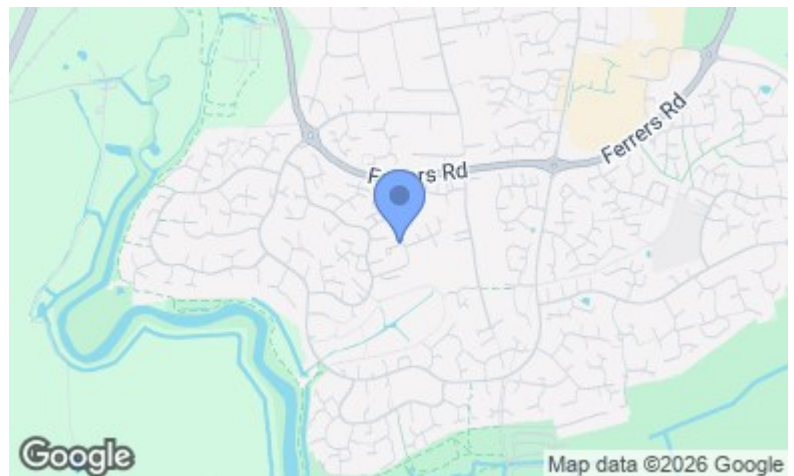
This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Plan produced using PlanUp.

Shirebourn Vale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	83

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.