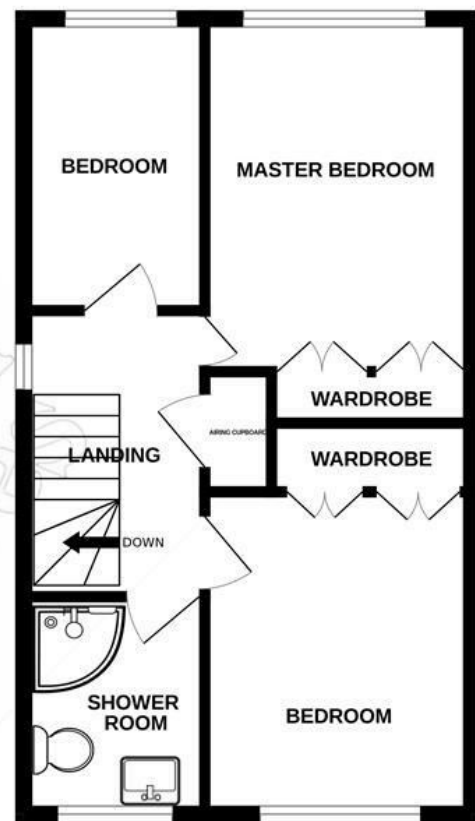
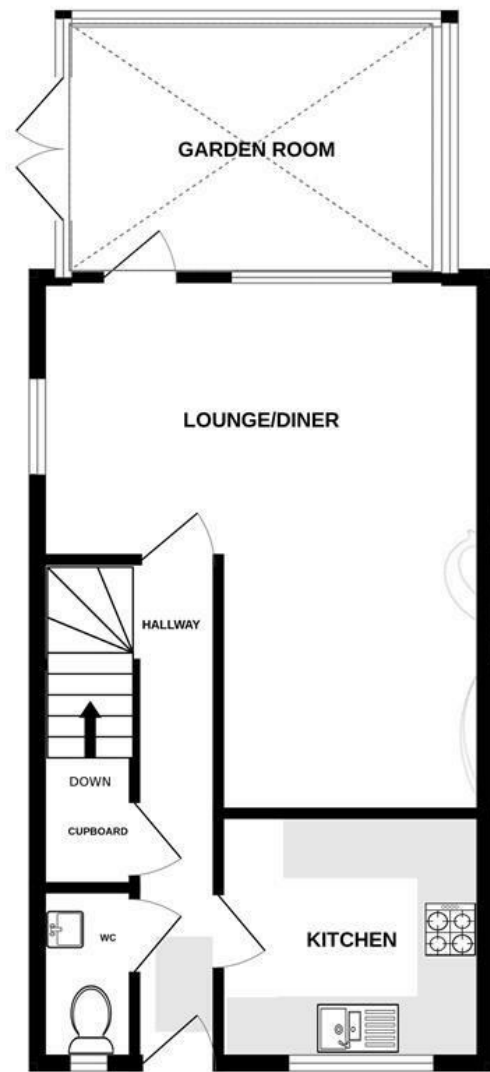
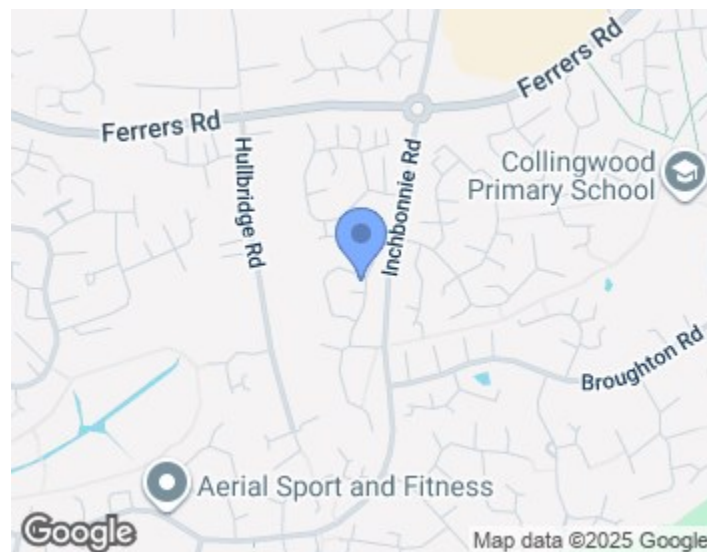


GROUND FLOOR

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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Church & Hawes

Est. 1977

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22 Lettons Chase, South Woodham Ferrers, CM3 5GB

Situated in a mews court location, easily accessible to the town centre and local schools yet still convenient for the Local rail station. Constructed by messrs 'Bovis ' Homes during the 80's this beautifully presented and cared for 3 bedroom detached house simply must be seen, with a high standard of decoration throughout and many fine features to include, replacement PVCu windows and doors, fairly new gas boiler serving hot water and heating, refitted pearwood kitchen with integrated appliances to remain, refitted white shower room and G/f/cloaks, 'Karndean' flooring throughout the ground floor. Accommodation offers 3 good size bedrooms with built in wardrobes in the 2 main bed rooms, I-shape lounge diner with adjoining garden room which enjoys the large I-shaped garden with 3 aspects West, South and North affording plenty of sun when it shines! Tenure Freehold. Council Tax Band: D. EPC: TBC.

O.I.E.O £400,000

FIRST FLOOR

LANDING

PVCu sealed unit double glazed window to side, textured ceiling, access to part boarded loft space via ladder with light, airing cupboard, doors to:

BEDROOM 1 13'1" x 9' (3.99m x 2.74m)

PVCu sealed unit double glazed window to rear, coved cornice to textured ceiling, radiator, fitted wardrobes to one wall.

BEDROOM 2 9'9" x 9'2" (2.97m x 2.79m)

PVCu sealed unit double glazed window to front, coved cornice to textured ceiling, radiator, fitted wardrobes to one wall.

BEDROOM 3 10'1" x 6'8" (3.07m x 2.03m)

PVCu sealed unit double glazed window to rear, coved cornice to textured ceiling, radiator.

SHOWER ROOM

Obscure PVCu sealed unit double glazed window to front, smooth plaster ceiling, LED lighting, chrome ladder towel rail, white low level w.c., vanity wash hand basin, Quadrant shower with raindrop split shower with glazed screens and doors, tiled to visible walls and floor.

GROUND FLOOR

Composite sealed unit double glazed entrance door to: -

HALL

Coved cornice to textured ceiling, radiator, Karndean floor, stairs rise to first floor, large walk in understair cupboard doors to:

CLOAKROOM

Obscure PVCu sealed unit double glazed window to front, smooth plaster ceiling, LED lighting, chrome ladder towel rail, white vanity wash hand basin and low level w.c., tiled visible walls, Karndean floor.

KITCHEN 9'2" x 8'7" (2.79m x 2.62m)

PVCu sealed unit double glazed window to front, coved cornice to textured ceiling, chrome ladder towel rail, Karndean floor, tiled splashbacks to work

surfaces, refitted Pearwood style kitchen comprising single drainer one and a half bowl sink unit with mixer tap, water softener, inset to work surface, cupboard and integrated dishwasher under, adjacent work surface with drawer and cupboard under, inset four ring stainless steel gas hob with oven under, glass splashback, glass and stainless steel extractor fan over, adjacent work surface with cupboard and integrated fridge and freezer, storage space under, plumbing for a washing machine, eight wall cupboards and cupboard concealing gas boiler serving domestic hot water and heating, Led kick space and pelmet lighting.

LOUNGE/DINER 18'6" x 15'10" <9'1 I-shaped (5.64m x 4.83m <2.77m I-shaped)

PVCu sealed unit double glazed windows to rear and side, PVCu sealed unit double glazed door to garden room, coved cornice to textured ceiling, radiator, Karndean floor, TV point.

GARDEN ROOM 12'7" x 8'2" (3.84m x 2.49m)

PVCu sealed unit double glazed to all aspects and French doors to garden, Karndean floor, radiator, modern roofing system, smooth plaster ceiling, LED lights.

EXTERIOR

FRONT

Shrub bed outside tap, parking space, side access to garden.

GARAGE 50' x 30' (15.24m x 9.14m)

In block, up and over door, eaves storage space.

REAR 50 x 30 I-shaped (15.24m x 9.14m I-shaped)

L-shaped garden with west, southerly and northerly aspects, electric window awning over the patio to the south, leading to lawns, flower and shrub borders, outside power and light
To be newly installed bespoke Toms Farm bespoke timber Shed 7'8".

Agents 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.

- 3 BEDROOMS
- WARDROBES
- WHITE REFITTED SHOWER ROOM & G/F/CLOAKS
- REFITTED PEAR WOOD STYLE KITCHEN
- PVCu WINDOWS AND DOORS & GAS HEATING
- L-SHAPE LOUNGE DINER
- LARGE GARDEN WITH SOUTHERLY & WESTERLY ASPECTS
- GARDEN ROOM
- GARAGE & PARKING
- FREEHOLD. C/TAX : D. EPC: TBA..

