

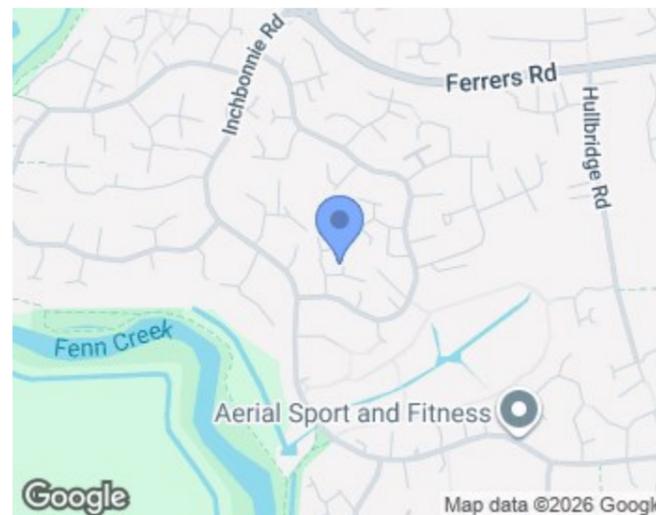
Total area: approx. 944.7 sq. feet

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## 11 Took Drive, South Woodham Ferrers, Essex CM3 5RJ

TO BE SOLD WITH NO UPWARD CHAIN OF SALES. Three bed room semi detached house featuring a modern fitted kitchen, bathroom, en-suite shower room and ground floor cloakroom, lounge with adjoining dining area, other features include PVCu double glazed windows, gas fired central heating( New boiler installed December 2025), rear garden with southerly aspect, plus off street parking for two vehicles plus garage . EPC rating: C. Tenure: Freehold, Council Tax Band: C. MUST BE SEEN.



Guide price £375,000

## ACCOMMODATION

### FIRST FLOOR

#### LANDING

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

#### BATHROOM

Obscure PVCu sealed unit double glazed window to side, textured ceiling, radiator, white suite, panel enclosed bath with mixer tap and shower attachment, low level w.c., pedestal wash hand basin, tiled to walls, laminate floor.

#### BEDROOM 11 x 10'5 (3.35m x 3.18m)

PVCu sealed unit double glazed window to rear, textured ceiling, radiator, door to:

#### ENSUITE SHOWER

Textured ceiling, extractor fan, radiator, white suite comprising vanity wash hand basin, walk-in shower with glazed door, tiled to walls, laminate floor.

#### BEDROOM 11'2 x 7'2 (3.40m x 2.18m)

PVCu sealed unit double glazed window to side, textured ceiling, radiator.

#### BEDROOM 7'7 x 6'10 (2.31m x 2.08m)

PVCu sealed unit double glazed window to front, textured ceiling, radiator, built-in wardrobe cupboard.

### GROUND FLOOR

#### HALL

Coved cornice to textured ceiling, laminate floor, radiator, stairs rise to first floor, understair cupboard, PVCu sealed unit double glazed door to garden.

#### CLOAKROOM

Obscure PVCu sealed unit double glazed window to front, textured ceiling, radiator, white suite comprising pedestal wash hand basin and tiled splashbacks, low level w.c., fuse box.

#### KITCHEN 9'3 x 8'4 (2.82m x 2.54m)

PVCu sealed unit double glazed window to front, wall mounted gas central heating boiler serving domestic

hot water and central heating, high gloss units, one and a half bowl sink unit with mixer tap, drawer and cupboards under, storage space under, inset four ring gas hob with extractor fan over, integrated oven, space for fridge freezer, plumbing for a washing machine and dishwasher, further work surface with drawers and cupboards under, floor to ceiling unit housing electric oven with cupboard over, four wall cupboards, spice drawers, serving hatch to dining room,

#### LOUNGE 13'4 x 12'2 (4.06m x 3.71m)

PVCu sealed unit double glazed sliding patio doors to rear garden, PVCu sealed unit double glazed captain bay window to rear, textured ceiling, radiator, laminate floor, open to: -

#### DINING AREA 10'7 x 8 (3.23m x 2.44m)

PVCu double glazed feature window to rear, laminate floor, radiator.

### EXTERIOR

#### FRONT

Shingle driveway and parking for two vehicles, side access to rear, outside tap.

#### GARAGE

Up and over door, eaves storage space.

#### REAR

Paved patio to lawn with flower and shrubs, outside light and power, southerly aspect.

### 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.

- THREE BEDROOMS
- EN SUITE SHOWER ROOM
- SOUTHERLY REAR GARDEN
- REFITTED BATHROOM
- G/F CLOAK ROOM
- MODERN FITTED KITCHEN
- LOUNGE & DINING AREA
- NO CHAIN SALE
- GARAGE & PARKING FOR TWO VEHICLES
- EPC: C. C/TAX: C. FREEHOLD

