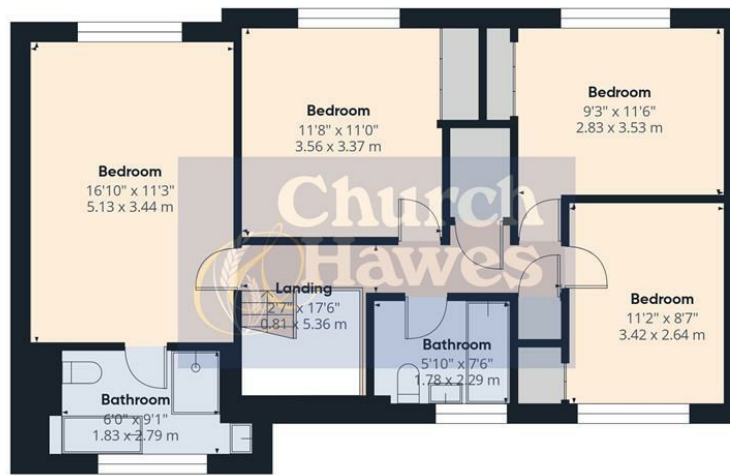


Approximate total area⁽¹⁾
 1486 ft²
 138.2 m²



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

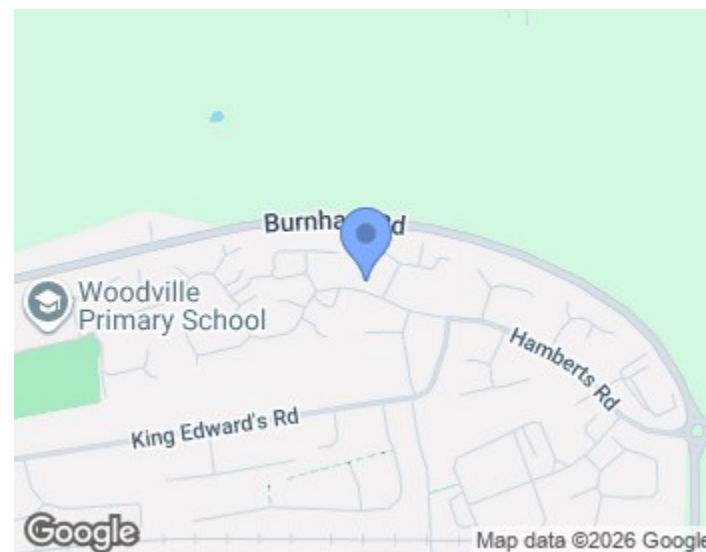
GIRAFFE 360



60 Hamberts Road, South Woodham Ferrers, Essex CM3 5TU

Offered for sale with no onward chain. Located on the North side of town in a well-established, attractive street scene convenient for both the local rail station and shops yet still accessible to the town centre and secondary school, catchment of the sought after Woodville primary school. This large, extended four bedroom family home boasts double bedrooms three of which have built in wardrobes, the substantial master bedroom has a large adjoining en-suite bathroom, additional refitted family bathroom, the ground floor commences with an impressive receiving hall which accesses the dual aspect lounge, dining room with doors leading to the rear garden for that al-fresco-esq dining experience, G/F/Cloaks, fitted kitchen breakfast room with integrated appliances and adjoining laundry room, externally there is parking for several cars on the driveway and garage converted to an office/gym with own phone line and power supply. The garden is appx 70 x 32' being fully landscaped. EPC rating D Council tax band E

Price £550,000



RECEIVING HALL 12'1 x 10'5 (3.68m x 3.18m)

Ceramic tiled floor, stairs to first floor, two radiators, doors leading to:-

CLOAK ROOM W.C

Obscure PVCu double glazed window to front elevation, two piece white suite comprising pedestal wash hand basin, low level w.c, radiator, under stair storage cupboard

LOUNGE 20'6 x 11'6 (6.25m x 3.51m)

Dual aspect room with PVCu double glazed window to front & rear elevations, two radiators, wall mounted feature fireplace, door leading to dining room

DINING ROOM 14'6 x 9'8 (4.42m x 2.95m)

PVCu double glazed sliding doors leading out to rear garden, radiator, ceramic tiled floor.

KITCHEN/BREAKFAST ROOM 12'4 x 11'3 (3.76m x 3.43m)

PVCu sealed unit double glazed window to rear, radiator, fitted kitchen comprising single drainer one and a half bowl stainless steel sink unit with mixer taps inset to work surface with cupboards and integrated dish washer under adjacent work surface with integrated fridge and freezer under and cupboards, further work surface extending to breakfast bar with drawers and cupboards under inset 4 ring ceramic hob with stainless steel extractor fan over with glass splash back and double oven under 9 wall cupboards with pelmet lighting, door to:

UTILITY ROOM 7'6 x 6'1 (2.29m x 1.85m)

PVCu sealed unit double glazed window to front, halogen down lights, radiator, single drainer stainless steel sink unit with mixer taps inset to work surface with cupboards and storage space under with plumbing for automatic washing machine, cupboard concealing gas central heating boiler serving domestic hot water and central heating, half obscure sealed unit double glazed door and window to side.

FIRST FLOOR**LANDING**

PVCu double glazed window to front elevation, built

in airing cupboard, further large built in storage cupboard, doors to all first floor rooms.

BEDROOM ONE 16'10 x 11'3 (5.13m x 3.43m)

PVCu double glazed window to rear elevation, radiator, door to:-

EN SUITE BATHROOM

PVCu double glazed window to front elevation, four piece white suite comprising panel enclosed bath, quadrant shower cubicle, wash hand basin, low level w.c, majority tiled to walls, vertical radiator, ceramic tiled floor.

BEDROOM TWO 11'8 x 11' (3.56m x 3.35m)

PVCu double glazed window to rear elevation, built in wardrobes to one wall, radiator

BEDROOM THREE 11'6 x 9'3 (3.51m x 2.82m)

PVCu double glazed window to rear elevation, built in wardrobe, radiator.

BEDROOM FOUR 11'2 x 8'7 (3.40m x 2.62m)

PVCu double glazed window to front elevation, built in wardrobe, radiator.

BATHROOM

PVCu double glazed window to front elevation, fully tiled to walls, three piece white suite comprising shower bath, vanity unit incorporating wash basin and back to wall w.c, chrome heated towel rail,

EXTERIOR**REAR GARDEN 70' x 32' (21.34m x 9.75m)**

Two large paved patio areas, remainder laid to artificial lawn, raised flower & shrub beds, perimeter fence and gate leading to front, PVCu double doors into office/gym

OFFICE/GYM 15'8 x 7'5 (4.78m x 2.26m)

wall mounted electric heater, loft storage space.

FRONTAGE

Two artificial lawns, extensive driveway parking for several vehicles.

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. Agents Note & Money Laundering & Referrals

Please note there is a tenant in residence and that we understand a Section 8 notice has been served, please contact the office for any further updated information regarding this

- FOUR BEDROOM DETACHED HOUSE
- EN SUITE BATHROOM
- GROUND FLOOR CLOAK ROOM
- DUAL ASPECT LOUNGE
- KITCHEN/BREAKFAST ROOM
- DINING ROOM
- LAUNDRY ROOM
- GARAGE/OFFICE AND EXTENSIVE DRIVEWAY PARKING
- NO ONWARD CHAIN
- FREEHOLD COUNCIL TAX BAND E

