

Paul Mason Associates



Glendale, South Woodham Ferrers, Essex, CM3 5TS
Offers in excess of £375,000

- Viewing Advised
- Spacious Accommodation Throughout
- Lounge
- Dining Room
- Three Good Size Bedrooms
- Family Bathroom
- Rear Graden
- Driveway Parking
- Single Garage
- EPC -

Situated in Glendale, South Woodham Ferrers is this well presented family home. The semi-detached house offers comfort and convenience with a well-thought layout.

Commencing with an entrance hall, the property benefits from two ground floor reception rooms, a lounge and a dining room with patio doors to the rear and located adjacent to the modern, fitted kitchen with a glazed door opening to the rear garden. To the first floor, there are three bedrooms and a family bathroom suite.

Additionally, the property boasts a garage and block paved driveway providing off road parking and extra storage options. To the rear, there is a secluded rear garden which comprises a block paved patio seating area with the remainder laid to lawn incorporating a verity of trees and shrubs.

South Woodham Ferrers is a small town surrounded by countryside, there is a nature reserve and beautiful walks along the River Crouch as well as boasting many amenities. To name a few, there is a library, sports centre, leisure centre with a swimming pool, parks, public houses, restaurants, supermarkets, The Call of The Wild Zoo and Marsh Farm. The town also benefitting a train station with London Liverpool Street being less than an hours travel time.



Ground Floor



1st Floor

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		67	79
EU Directive 2002/91/EC			

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			

ACCOMMODATION

GROUND FLOOR

Entrance Hall

2.1m x 3.0m (6'10" x 9'10")

Lounge

3.6m x 4.0m (11'9" x 13'1")

Dining Room

3.3m x 2.4m (10'9" x 7'10")

Kitchen

3.5m x 2.3m (11'5" x 7'6")

FIRST FLOOR

Landing

2.1m x 2.0m (6'10" x 6'6")

Bedroom One

4.2m x 2.7m (13'9" x 8'10")

Bedroom Two

2.8m x 2.8m (9'2" x 9'2")

Bedroom Three

3.0m x 2.0m (9'10" x 6'6")

Bathroom

1.9m x 1.9m (6'2" x 6'2")

EXTERIOR

Garage

3.8m x 2.1m (12'5" x 6'10")

Frontage

Rear Garden

Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas Central Heating

Local Authority - Chelmsford

District Council

Viewings

Strictly by appointment only
through the selling agent Paul
Mason Associates 01245
382555.

Important Notices

We wish to inform all
prospective purchasers that we
have prepared these particulars
including text, photographs and
measurements as a general
guide. Room sizes should not be
relied upon for carpets and
furnishings. We have not
carried out a survey or tested
the services, appliances and
specific fittings. These
particulars do not form part of a
contract and must not be relied
upon as statement or
representation of fact.



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Paul Mason Associates Limited Registered in England Number - 6767946
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