



9 Longhams Drive, South Woodham Ferrers , Essex CM3 5NN  
Price £475,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

A substantial extended 5 bedroom family home conveniently located just a short walk from the local rail station, shops and primary school, yet still easily accessible to the town centre and secondary school. Traditionally constructed by messrs 'Gough Cooper' circa 1970 and subsequently extended to create the perfect family home. The accommodation boasts five bedrooms with ensuite to the main bedroom, family bathroom and ground floor wc all with white sanitary ware, lounge with double glass doors to the hugely impressive kitchen/dining/family dining room with high gloss white units and a freestanding feature log burner and laundry room, externally to the front the block paved driveway afford parking for several vehicles the pleasant 75' apx rear garden boasts both a summer house and man/lady cave! Council tax band D. EPC TBA. Tenure Freehold. ABSOLUTELY MUST BE SEEN.



GROUND FLOOR



1ST FLOOR



While every attempt has been made to ensure the accuracy of the description 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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FIRST FLOOR

LANDING

Radiator, textured ceiling, access to loft space with ladder and light and power being part boarded, airing cupboard, storage cupboard, doors to:

**BEDROOM 1 13'8" x 10'1" (4.17m x 3.07m)**

PVCu sealed unit double glazed window to rear, smooth plaster ceiling with LED lighting, radiator, wardrobes, door to:

**EN-SUITE**

Obscure PVCu sealed unit double glazed window to side, smooth plaster ceiling with LED lighting, extractor fan, white vanity wash hand basin, low level w.c., walk-in shower with power shower and glazed screen, tiled to visible walls, shaver point.

**BEDROOM 2 11'10" x 11'8" (3.61m x 3.56m)**

PVCu sealed unit double glazed window to front, textured ceiling, radiator, wardrobe recess.

**BEDROOM 3 14' x 9' (4.27m x 2.74m)**

PVCu sealed unit double glazed window to front, smooth plaster ceiling, radiator, access to secondary loft space with ladder, power, light, boarding and gas boiler serving domestic hot water and heating.

**BEDROOM 4 12'10" x 9' (3.91m x 2.74m)**

PVCu sealed unit double glazed window to rear, smooth plaster ceiling with LED lighting, radiator.

**BEDROOM 5 9' x 7'6" (2.74m x 2.29m)**

PVCu sealed unit double glazed window to front, textured ceiling, radiator and cover.

**BATHROOM**

Obscure PVCu sealed unit double glazed window to rear, smooth plaster ceiling with LED lighting, chrome heated ladder towel rail, white low level w.c., vanity wash hand basin, P-shape bath with mixer tap and shower attachment, glazed shower screen, tiled to visible walls.

**GROUND FLOOR**

Half obscure glazed PVCu sealed unit double glazed entrance door to: -

**HALL**

Two obscure PVCu sealed unit double glazed windows to front, textured ceiling, radiator, stairs rise to first floor, understair cupboard, parquet flooring.

**LOUNGE 16'8" x 13' (5.08m x 3.96m)**

PVCu sealed unit double glazed square bay window to front, window seat, parquet floor, smooth plaster ceiling, vertical designer radiator, TV point, double glass doors to: -

**KITCHEN/DINER/FAMILY ROOM 24'8"-20'3" x 24'4" (7.52m x 6.17m x 7.42m)**

PVCu sealed unit double glazed bi-fold doors to garden, PVCu and sealed unit double glazed window to rear, part vaulted ceiling with two velux windows to rear, smooth plaster ceiling with LED lighting designer vertical radiator,, feature stand alone log burner on glass hearth, Amtico flooring, fitted white high gloss kitchen comprising single drainer one and a half bowl white sink unit with mixer tap inset work surface with drawer and cupboard and storage space under, plumbing for dishwasher, dual fuel Range cooker with stainless steel splashbacks, stainless steel extractor fan over, adjacent work surface, cupboard and pull out storage/cupboard under, floor to ceiling storage cupboard and larder, seven wall cupboards, pelmet lights, part underfloor heating, wall unit in dining area.

**UTILITY ROOM 10'5" x 9' (3.18m x 2.74m)**

PVCu sealed unit double glazed door to garden, LED lighting, single drainer stainless steel sink unit with mixer tap inset work surface with cupboard under, adjacent work surface, storage space under, plumbing for a washing machine.

**CLOAKROOM**

Smooth plaster ceiling with LED lighting, white vanity wash hand basin and low level w.c., tiled visible walls.

**EXTERIOR**

**FRONT**

Block paved driveway and parking numerous vehicles, side access to rear garden.

**PART GARAGE**

Light and power, roller shutter door.

**REAR 75' (22.86m)**

Decked patio to lawn, low maintenance border with slate chippings, outside tap and light, summer house, man cave with light and power and garden shed with light and power, decking, side access gate.

**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.

