



Elm Road, South Woodham Ferrers, Essex CM3 5QE
Price £665,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Situated in an established street scene on the Northerly side of town, within catchment of the favored 'Woodville' primary school and a short walk to both the rail station and local shops, yet still convenient for the town centre and secondary school. An individual architecturally designed Six bedroom detached house with accommodation over 3 floors which is ideally suited to today's demanding family lifestyles. On the top floor there are two bedrooms one of which has ensuite, the first floor boasts the master bedroom with ensuite and 3 further bedrooms, family bathroom with corner bath, the ground floor accommodation is accessed via the impressive entrance hall giving lead to a large open plan lounge, dining room & kitchen with utility room to compliment. The low maintenance secluded rear garden,, externally there is a well stocked shrub border with double drive way leading to the garage. Well presented with PVCu sealed unit double glazed windows and doors and gas heating. This light and airy house simply has to be seen and enjoyed. EPC Rating Band TBC. Council tax band F, Freehold

Front
Blocked paved driveway and parking, well stocked shrub bed, side access to rear garden.

Ground Floor
Half obscure glazed PVCu sealed unit double glazed entrance door to;

Hall
Coved to smooth plaster ceiling, radiator, large walk in cloaks cupboard, stairs rise to first floor, understairs cupboard, airing cupboard, wood flooring doors to:

Cloak room
10'1 x 4'5 (3.07m x 1.35m)
dedicated walk in storage room

W.C
PVCu double glazed window to front elevation, two piece white suite comprising wash hand basin, low level w.c,

Kitchen, Lounge, Dining area
27'9 x 24'4 (8.46m x 7.42m)
Kitchen Area
2 PVCu sealed unit double glazed window to rear and side, coved to smooth plaster ceiling, radiator, tiled floor, fitted high gloss units with complimentary work surfaces, inset sink unit single drainer stainless steel sink unit, plumbing for dish washer, adjacent base and draw units form range cooker recess with stainless steel extractor fan over, central island with breakfast bar seating area.
Lounge Area
PVCu sealed unit double glazed French doors and windows to rear, coved to smooth plaster ceiling, radiator, wood flooring,
Dining Area
2 PVCu sealed unit double glazed window to front, coved to smooth plaster ceiling, radiator, wood flooring,

Utility Room
7'6 x 5'9 (2.29m x 1.75m)
Half PVCu sealed unit double glazed door to side, coved to smooth plaster ceiling, radiator, extractor fan, wall mounted gas central heating boiler, continuation of the cream high gloss kitchen units comprising: single drainer

stainless steel sink unit with mixer taps inset to work surface, with space for tumble dryer and plumbing for washing machine under, 3 wall cupboards, tiled splash backs to work surface, tiled floor.

First Floor Landing
PVCu sealed unit double glazed window to front, coved to smooth plaster ceiling, radiator, stairs rise to second floor, door to:

Master Bedroom
13'8 x 11'11 (4.17m x 3.63m)
2 PVCu sealed unit double glazed window to front, coved to smooth plaster ceiling, radiator, telephone point, TV aerial, door to:

En-suite
Sealed unit double glazed velux window to front, smooth plaster ceiling, radiator, extractor fan, White suite comprising: low level WC, pedestal wash hand basin with tiled splash back, walk in shower with glazed screen door and tiled walls, tiled floor

Bedroom
13'9 x 8'3 (4.19m x 2.51m)
2 PVCu sealed unit double glazed window to rear, coved to smooth plaster ceiling, radiator.

Bedroom
9'11 x 9'9 (3.02m x 2.97m)
2 PVCu sealed unit double glazed windows to front, coved to smooth plaster ceiling, radiator.

Bedroom/ dressing room
10'1 x 9'8 (3.07m x 2.95m)
2 PVCu sealed unit double glazed window to front, coved to smooth plaster ceiling, radiator, telephone point, TV aerial, open hanging space and storage. (currently used as a dressing room)

Bathroom
Obscure PVCu sealed unit double glazed window to side, coved to smooth plaster ceiling, radiator, extractor fan, white suite comprising: low level WC, pedestal wash hand basin, corner bath with mixer taps and shower attachment, tiled walls and floor.

Second Floor Landing
Sealed unit double glazed velux window to rear, smooth plaster ceiling, doors to:

Bedroom
14'3 x 13'11 < 9'6 (4.34m x 4.24m < 2.90m)
Sealed unit double glazed velux window to rear and front, smooth plaster ceiling, radiator, wardrobe/storage recess, door to:

Bedroom
14'3 x 9'9 (4.34m x 2.97m)
Sealed unit double glazed velux window to rear, smooth plaster ceiling, radiator, eves storage cupboard.

En-suite
Obscure PVCu sealed unit double glazed window to side, coved to smooth

plaster ceiling, radiator, extractor fan, white suite comprising: Low level WC, pedestal wash hand basin with tiled splash back, walk in shower with glazed screen door and tiled walls, tiled floor.

Outside
Rear Garden
40 x 30 (12.19m x 9.14m)
Secluded rear garden commencing with block paving leading to the low maintenance shingled areas with inset shrubs, sun deck and barbecue terrace with pergola over, outside tap and lighting.

Garage
Large single garage with up and over door and light and power connected

AGENTS NOTE
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MONEY LAUNDERING REGULATIONS (AML) and FINANCIAL SANCTION REGULATIONS:

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Buyers will also be required to complete an Anti Money Laundering Source/Proof of Funds & Buyer Story Questionnaire

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