



Whilst 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. The 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.
 Made with floorplan 1/2/20



33 Kings Way, South Woodham Ferrers, CM3 5QH

TO BE SOLD WITH NO UPWARD CHAIN OF SALES. Sought after double fronted Georgian style house with portico porch, conveniently located within a short walk of the rail station, Sainsburys, the local shopping parade and catchment of Woodville primary school. The accommodation boasts an impressive dual aspect lounge, dining room, fitted kitchen with adjoining large family room/study with utility area, G/F/cloaks, stairs rise to the first floor from the receiving hall where 4 bedrooms are located, 3 doubles and 1 single plus the fitted family bathroom with white suite, there is potential to add an ensuite to the master bedroom if required, externally there is driveway parking complimented by a 2 car garage and a secluded rear garden. Council Tax Band; F. Tenure: Freehold. EPC: D.



Price £600,000

FIRST FLOOR

LANDING

Coved cornice to textured ceiling, radiator, access to loft space, airing cupboard, doors to:

BEDROOM 1 18'10" x 9'9" x 12' plus robes (5.74m x 2.97m x 3.66m plus robes)

Two PVCu sealed unit double glazed windows to front, coved cornice to textured ceiling, radiator, vanity wash hand basin, fitted wardrobes. Space to accommodate an ensuite if required.

BEDROOM 2 11'1" x 10'3" (3.38m x 3.12m)

PVCu sealed unit double glazed window to front, coved cornice to textured ceiling, radiator, fitted double wardrobe.

BEDROOM 3 10'6" x 9'1" (3.20m x 2.77m)

Secondary double glazed window to rear, coved cornice to textured ceiling, radiator, fitted wardrobes.

BEDROOM 4 8'9" x 8'5" (2.67m x 2.57m)

Secondary double glazed window to rear, coved cornice to textured ceiling, radiator, fitted wardrobes.

BATHROOM

Two obscure secondary double glazed windows to rear, drop ceiling, radiator, tiled visible walls and floor, extractor fan, white low level w.c., his & hers vanity wash hand basins, panel enclosed bath with mixer tap and shower attachment, shower screen and electric power shower, shaver point.

GROUND FLOOR

PVCu sealed unit double glazed entrance door and side lights to: -

HALL

Coved cornice to textured ceiling, radiator, parquet flooring, stairs rise to first floor, understair cupboard, double doors to lounge, door to dining room, kitchen and ground floor cloakroom.

GROUND FLOOR CLOAKROOM

Obscure secondary double glazed window to rear, textured and coved ceiling, chrome heated ladder towel rail, white suite comprising, low level WC and

vanity wash hand basin, half tiled walls and tiled to visible floor.

LOUNGE 20'7" x 11'7" (6.27m x 3.53m)

PVCu sealed unit double glazed bay window to front, PVCu sealed unit double glazed sliding patio door to rear garden, coved cornice to textured ceiling, parquet flooring, two radiators, TV point.

DINING ROOM 12' x 11'8" (3.66m x 3.56m)

PVCu sealed unit double glazed bay window to front, coved cornice to textured ceiling, radiator, parquet flooring.

KITCHEN 16'5" x 8'3" (5.00m x 2.51m)

Secondary double glazed window to rear, coved cornice to smooth plaster ceiling with LED lights, tiled visible floor and tiled splashbacks to work surfaces, cream high gloss kitchen comprising single drainer one and a half bowl stainless steel sink unit with mixer tap inset work surface with drawers and cupboards under, integrated dishwasher, inset electric four ring ceramic induction hob with stainless steel and glass extractor fan over and stainless steel splashback, further work surface with drawers and cupboards under, floor to ceiling larder cupboard, integrated double oven with cupboards over and under, five wall cupboards including two with glass doors, pelmet lights, door to: -

FAMILY ROOM/STUDY WITH UTILITY AREA 19'6" x 9'10" (5.94m x 3.00m)

Two sealed unit double glazed windows to rear, coved cornice to textured ceiling, radiator, work surface with circular stainless steel sink bowl and mixer tap with drawers and cupboard under, plumbing for a washing machine, sliding patio door to rear garden, door to garage.

EXTERIOR

LARGE 2 CAR GARAGE 20'3" x 16' (6.17m x 4.88m)

Electric up and over door, light and power, storage cupboards, personnel door to family room/study.

FRONT

Block paved double driveway, raised beds, side access to rear garden.

REAR

Secluded, Laid mainly to lawn with flower and shrub borders, patio area.

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.

- 4 BEDROOMS
- FAMILY BATHROOM WITH WHITE SUITE
- DUAL ASPECT LOUNGE
- DINING ROOM
- HIGH GLOSS CREAM KITCHEN
- FAMILY ROOM/STUDY
- RECEIVING HALL
- GAS HEATING
- CONVENIENT LOCATION
- FREEHOLD. C/TAX: F. EPC: D.

