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# Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents



## 38 Whitehouse Road, South Woodham Ferrers, Essex CM3 5PF

### Price £345,000

Deceptively spacious Georgian style three bedroom house situated within a ever popular and convenient location close to shops, train station and schools. Featuring a good size lounge with adjacent dining room, fitted kitchen, built in wardrobes to both bedroom one & two, plus family bathroom with separate w.c. externally the property features a rear garden measuring 72ft with garage in a block near by with additional parking outside the property. Freehold, Council tax band C, EPC rating D.





GROUND FLOOR

ENTRANCE HALL

Entered via composite door into entrance hall, stairs to first floor, radiator, door leading into lounge.

LOUNGE 17'10 x 13'2 (5.44m x 4.01m)

Two PVCu double glazed windows to front elevation, under stair storage cupboard, radiator, open plan to dining room

DINING ROOM 9'9 x 9' ( 2.97m x 2.74m)

PVCu double glazed window and door to rear garden, laminate flooring, radiator, door to kitchen.

KITCHEN 9'10 x 7'4 (3.00m x 2.24m)

PVCu double glazed window to rear elevation, fitted with a range of eye and base level units, laminate work surfaces inset stainless steel sink unit with mixer tap, space for cooker with extractor hood over, plumbing for washing machine, space for fridge freezer.

FIRST FLOOR

LANDING

Doors to all first floor rooms

BEDROOM ONE 13'7 x 9'6 (4.14m x 2.90m)

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

BEDROOM TWO 11'1 x 9'6<7'8 (3.38m x 2.90m<2.34m)

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

BEDROOM THREE 9'8 x 6'6 (2.95m x 1.98m)

PVCu double glazed window to front elevation, built in over stair cupboard, radiator.

BATHROOM

PVCu double glazed window to rear elevation, two piece white suite comprising panelled enclosed bath with mixer tap & shower attachment, pedestal wash hand basin, tiled to walls.

SEPERATE W.C

PVCu double glazed window to rear elevation, low level w.c.

EXTERIOR

REAR GARDEN 72ft (21.95mft )

Commencing paved patio area, remainder laid to lawn, flower & shrub beds, perimeter fence.

GARAGE

Garage situated close by, parking spaces available directly outside the property.

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.



THREE BEDROOM HOUSE

Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of plots, buildings, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such by the prospective purchaser. The seller, its agents and the agent make no claim to own the land and no guarantee as to their quantity or efficiency can be given. Plans will be made in 2025.

