



9 Hillcrest Road, South Woodham Ferrers, CM3 5NU

One of only a handful of Gough Cooper homes set on a good size corner plot, designed to this specific design proving spacious well thought out accommodation situated just a short walk from the train station, shops & schools. the property features include a large welcoming entrance hall, open plan to the dining area, dual aspect lounge, fitted kitchen plus conservatory complete the ground floor, the first floor offers a spacious landing with bedrooms bathroom & separate w.c. Externally the rear garden provides secluded out door living space with side access to the private off road driveway allowing parking for three to four vehicles. A Tardis like property that must be viewed internally to fully appreciate the size of the accommodation on offer. Freehold, Council Tax band C. EPC rating D

Price £405,000



ACCOMODATION

ENTRANCE HALL

Entered via PVCu double glazed door into open plan hallway/dining room, stairs to first floor with deep under stair storage cupboard, radiator.

DINING ROOM 16'10 x 11'8 (5.13m x 3.56m)

Door into kitchen, door into lounge, double doors to conservatory.

LOUNGE 16'9 x 10'10 (5.11m x 3.30m)

PVCu double glazed window to front elevation, also PVCu double glazed door leading to rear garden, feature fire place with open flue, radiator.

KITCHEN 10'6 x 10'1 (3.20m x 3.07m)

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, space for 1100mil range cooker with extractor hood over, plumbing for washing machine & dishwasher, space for tumble dryer, concealed gas central heating boiler, ceramic tiled floor.

CONSERVATORY 11'7 x 10'4 (3.53m x 3.15m)

Brick built base with PVCu double glazed windows to three elevations, double radiator, polycarbonate roof, double doors to garden.

FIRST FLOOR

LANDING

Spacious landing, with PVCu double glazed window to side elevation, built in airing cupboard housing hot water cylinder. doors to all first floor rooms.

BEDROOM ONE 14'7 x 9'8 (4.45m x 2.95m)

PVCu double glazed window to front elevation with custom made shutters, built in double wardrobe, radiator.

BEDROOM TWO 11' x 10' (3.35m x 3.05m)

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

BEDROOM THREE 11' x 7' (3.35m x 2.13m)

PVCu double glazed window to rear elevation, radiator.

BATHROOM

Two piece white suite comprising paneled enclosed bath with shower over, wash hand basin with cupboard under, PVCu double glazed window to rear elevation, fully tiled to walls and floor.

SEPERATE W.C

Low level W.C half tiled to walls, PVCu double glazed window to rear elevation.

EXTERIOR

REAR GARDEN 38' (11.58m)

Secluded rear garden mainly hard landscaped with small pond, private patio area, perimeter fencing with gate to side.

FRONT GARDEN

Mainly laid to lawn, with access to drive way parking.

DRIVEWAY

Sitting alongside the house the drive way allows for 3 to 4 vehicles to park off the road.

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 SEMI DETACHED GOUGH COOPER HOUSE
- CLOSE TO TRAIN STATION, SCHOOLS AND SHOPS
- DUAL ASPECT LOUNGE
- LARGE DINING ROOM
- FITTED KITCHEN
- THREE GOOD SIZE BEDROOMS
- PVCu DOUBLE GLAZED CONSERVATORY
- SECLUDED REAR GARDEN
- DRIVEWAY PARKING FOR 3 TO 4 VEHICLES
- FREEHOLD, COUNCIL TAX BAND C, EPC RATING D

