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Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



100 Hamberts Road, South Woodham Ferrers, Essex CM3 5TZ Price £385,000

Fully detached and well presented three bedroom house conveniently situated within easy reach of train station, shops and just a short stroll to the highly regarded Woodville primary school. This particular home has been extensively refurbished over the last couple of years to include a modern fitted kitchen with open plan dining room, luxurious bathroom suite, lounge with engineered oak flooring, ground floor cloak room w.c, majority of smooth plaster ceilings, PVCu double glazed windows and doors plus gas fired central heating. Externally the property features an enclosed secluded rear garden, plus garage and driveway parking. Freehold, EPC rating C. Council tax band D.



ENTRANCE HALL

Entered via composite door into entrance hall, ceramic tiled floor, coved cornice to ceiling, doors leading to kitchen, lounge and ground floor w.c.

CLOAKROOM W.C

Two piece white suite comprising black wash hand basin with mixer tap, back to wall w.c, granite tiled flooring with under floor heating, tiled to walls, extractor fan, smooth ceiling with inset spot lights.

LOUNGE 16'10 x 11'9 (5.13m x 3.58m)

Dual aspect room with PVCu double glazed windows to rear and side elevations, also PVCu double glazed french style doors leading to rear garden, two radiators, coved to smooth ceiling with inset spotlights, engineered Oak flooring, stairs to first floor, door leading to dining room.

DINING ROOM 10'3 x 8'6 (3.12m x 2.59m)

Dual aspect room open plan to the kitchen with PVCu double glazed windows to side & rear elevations, coved to smooth ceiling with inset spotlights, engineered oak wood flooring, radiator, under stair storage cupboard.

KITCHEN 10'2 x 8 (3.10m x 2.44m)

PVCu double glazed window to front elevation, fitted with a range of modern eye and base level units, co ordinating engineered stone work surfaces with 1 1/2 bowl sink unit, , inset 5 burner gas hob with extractor hood over, integrated double oven, dishwasher, washing machine & fridge freezer, underfloor heating

FIRST FLOOR

LANDING

PVCu double glazed to front elevation, smooth ceiling with inset spotlights, built in airing cupboard housing gas central heating boiler, access to loft.

BEDROOM ONE 10'6 x 9'10 (3.20m x 3.00m)

Dual aspect room PVCu to side & rear elevation, built in double wardrobe with mirror sliding doors. radiator, laminate flooring, smooth ceiling with inset spotlights.

BEDROOM TWO 10'6 x 9'9 (3.20m x 2.97m)

Dual aspect room with PVCu double glazed windows to side and rear elevations, built in double wardrobe with mirror sliding doors, laminate flooring, smooth ceiling with inset spotlights, radiator

BEDROOM THREE 8'4 x 6'10 (2.54m x 2.08m)

PVCu double glazed window to rear elevation, built in wardrobe with louvered door, laminate flooring, smooth ceiling with inset spotlights, radiator.

BATHROOM

Modern white suite comprising tile enclosed bath, enclosed shower cubicle with glazed screen door, wash hand basin with cupboard under, back to wall w.c, tiled to walls and floor. heated towel rail, under floor heating, smooth ceiling with inset spotlights, obscure PVCu double glazed window to rear elevation.

EXTERIOR

REAR GARDEN

Commencing paved patio area, remainder laid to lawn, mature palms, timber shed, gate to side.

GARAGE

Up & over door power and light connected. Driveway parking.

AGENT NOTES

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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.

