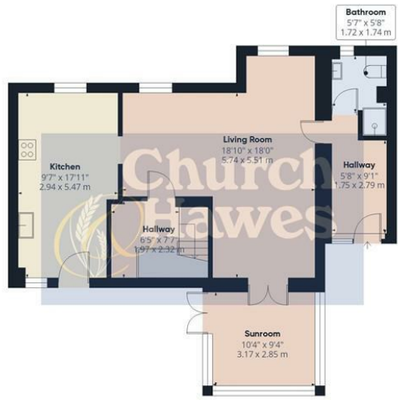
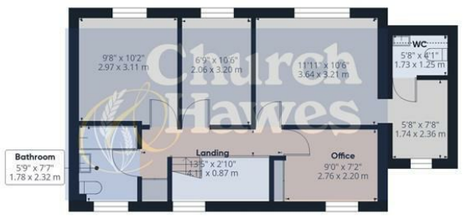


Floor 0



Floor 1

Approximate total area(1)
1260 ft²
117.1 m²

Reduced headroom
4 ft²
0.4 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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Church & Hawes

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Estate Agents, Valuers, Letting & Management Agents

3 Inchbonnie Road, South Woodham Ferrers, CM3 5SX

Located on the sought after Inchbonnie Road, this fantastic four bedroom coach house offers generous and versatile accommodation, making it an ideal home for growing families or those seeking spacious living in a desirable location. The property is entered via a welcoming entrance hall, where the thoughtful layout immediately becomes apparent. On the ground floor, there is a convenient shower room, while the hallway opens into a spacious living and dining area, providing an excellent space for both everyday family life and entertaining. The living area enjoys direct access to a bright and inviting conservatory, creating the perfect place to relax and enjoy views of the garden throughout the year. A separate, generously sized kitchen offers an abundance of worktop and storage space, making it well suited to modern family living. The first floor comprises four well proportioned bedrooms and a contemporary family bathroom. The impressive principal bedroom benefits from its own en-suite shower room and a separate dressing area, creating a comfortable and private retreat. The remaining three bedrooms offer flexible accommodation for family members, guests, or those working from home. Freehold, Council Tax Band E, EPC rating: E

Price £450,000

Church Hawes Countryside COVERING MID ESSEX TO THE EAST COAST SINCE 1977 The Property Ombudsman

Living Room 18.10ft x 18.0ft (5.49m.3.05mft x 5.49m.0.00mft)
Coved Ceilings, double glazed upvc French doors to rear leading to summer room, two double glazed upvc windows to front aspect, Carpet to floor, gas fireplace, radiators to wall.

Kitchen 17.11ft x 9.7ft (5.18m.3.35mft x 2.74m.2.13mft)
Double glazed window & door to rear aspect, tiled to floor, smoothed ceilings, space for fridge/freezer, integrated oven with electric hob, extractor fan, fitted base and wall mounted units, tiled splash backs

Hallway 9.1ft x 5.8ft (2.74m.0.30mft x 1.52m.2.44mft)
Smoothed ceilings, carpet to floor, radiator to wall, double glazed upvc door to rear aspect.

Ground Floor Shower Room 5.8ft x 5.7ft (1.52m.2.44mft x 1.52m.2.13mft)
Smoothed ceiling, tiled to floor and walls, shower cubicle, wash hand basin, low level w.c, double glazed upvc window to front aspect, towel rail and radiator to wall.

Sun Room 10.4ft x 9.4ft (3.05m.1.22mft x 2.74m.1.22mft)
Double glazed windows to front aspect, double glazed French door to side aspect, vinyl laminate to floor

Bedroom 1 11.11ft x 10.06ft (3.35m.3.35mft x 3.05m.1.83mft)
Double glazed window to front aspect, carpet to floor, coved ceiling, radiator to wall, entrance leading to wardrobe area.

Wardrobe Area 5.8ft x 7.8ft (1.52m.2.44mft x 2.13m.2.44mft)
Double glazed window to rear aspect, carpet to floor, coved ceiling, door leading to en-suite & bedroom.

En-Suite 5.8ft x 4.1ft (1.52m.2.44mft x 1.22m.0.30mft)
Shower cubicle, wash hand basin, low level w/c, upvc double glazed window to front aspect.

Bedroom 2 10.2 ft x 9.8ft (3.05m.0.61m ft x 2.74m.2.44mft)
Double glazed window to front aspect, carpet to floor coved ceiling, radiator to wall.

Bedroom 3 10.6ft x 6.9ft (3.05m.1.83mft x 1.83m.2.74mft)
Double glazed window to front aspect, carpet to floor coved ceiling, radiator to wall.

Bedroom 4 9.0ft x 7.2ft (2.74m.0.00mft x 2.13m.0.61mft)
Double glazed window to rear aspect, carpet to floor coved ceiling, radiator to wall.

Family Bathroom 7.7ft x 5.9ft (2.13m.2.13mft x 1.52m.2.74mft)
Obscure upvc window to rear, smoothed ceiling, tiled to floor and wall, low level WC, pedestal wash hand basin, bath with taps.

Garage
Electric Roller Garage Door, concrete to floor, wooden door leading to garden, power points to wall.

Agents Notes
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 cooperation 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. Agents Note & Money Laundering & Referrals

- Detached Garage To Rear
- Ground Floor Shower Room
- En - Suite To Master Bedroom
- Short Walk To South Woodham Ferrers Town Centre
- Off Street Parking
- No Onward Chain
- Within A Short Walk To South Woodham Ferrers Train Station
- Catchment To William de Ferrers School
- In Need Of Modernization
- EPC rating: E

COVERING MID ESSEX TO THE EAST COAST SINCE 1977