



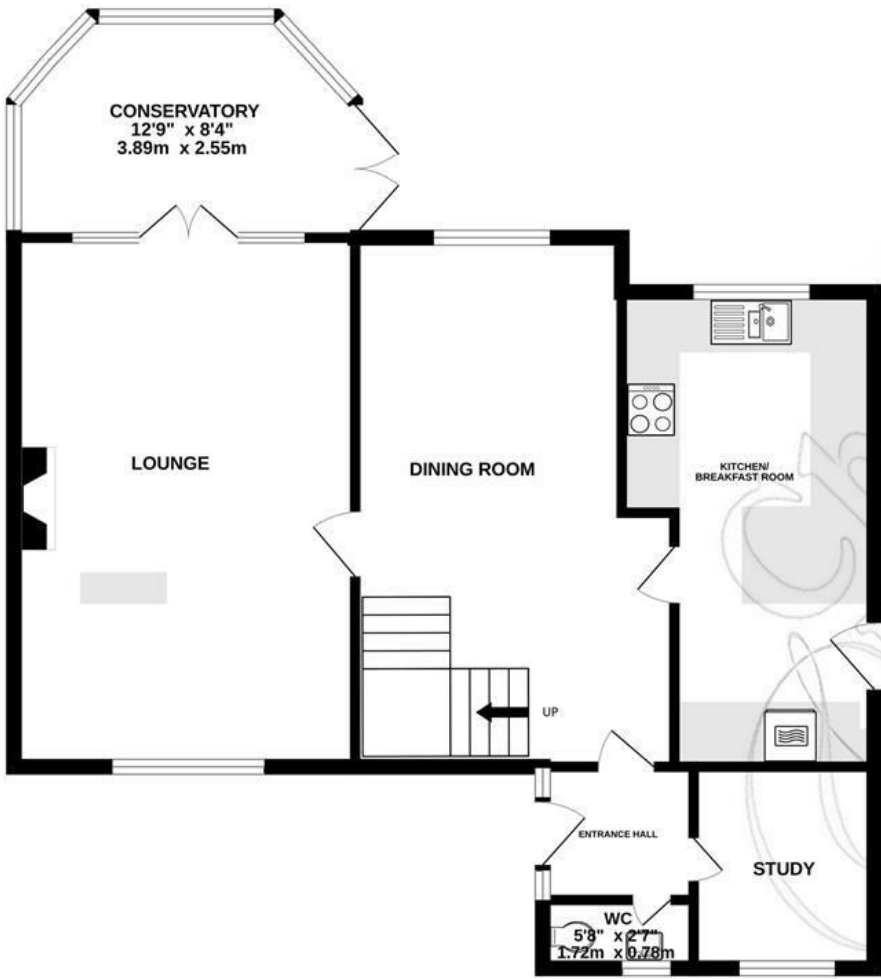
24 Chamberlains Ride, South Woodham Ferrers , CM3 5LX  
Price £775,000

**Church & Hawes**  
Est. 1977  
Estate Agents, Valuers, Letting & Management Agents

Situated in a fabulous location within this sought after turning affording seclusion and privacy. To the front of the property the impressive porcelain driveway provides ample parking for numerous vehicles and a two car garage to compliment, the large 72' (apx) Westerly facing secluded garden benefits from views to the rear aspect with well stocked flower shrub beds, extensive lawns and patio. Internally the house boasts four double bedrooms with ensuite to main bedroom, luxury bathroom with stand alone bath, ground floor cloaks, all with white suites, lounge with adjoining conservatory enjoying the rear garden, large dining room, luxuriously fitted kitchen diner with integrated appliances to remain. Presented to a high decorative standard throughout, PVCu glazing and gas heating. A MUST SEE FOR ANY DISCERNING HOUSE PURCHASER. Tenure: Freehold. Council Tax Band F. EPC: D



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This 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.  
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ACCOMMODATION

FIRST FLOOR

LANDING

PVCu sealed unit double glazed window to front, smooth plaster ceiling, hardwood hand rail and glass balustrade, airing cupboard, access to loft space via ladder with light, power and boarding, doors to:

BEDROOM 1 14'9 x 12'8 (4.50m x 3.86m)

PVCu sealed unit double glazed window to front, smooth plaster ceiling, radiator, door to:

ENSUITE

Obscure PVCu sealed unit double glazed window to rear, smooth plaster ceiling LED lighting, chrome heated ladder towel rail. White suite comprising, Low level WC, vanity wash hand basin, walk in shower with glazed screen and aqua boarding to walls, tiled visible floor.

BEDROOM 2 13 x 9'6 (3.96m x 2.90m)

PVCu sealed unit double glazed window to front, smooth plaster ceiling, LED lighting, radiator, dimmer switch.

BEDROOM 3 11'1 x 8'8 (3.38m x 2.64m)

PVCu sealed unit double glazed window to rear, textured and coved ceiling, radiator.

BEDROOM 4 10 x 10'2 (3.05m x 3.10m)

PVCu sealed unit double glazed window to rear, textured and coved ceiling, LED lighting, radiator, dimmer switch.

BATHROOM

Obscure PVCu sealed unit double glazed window to side, smooth plaster ceiling, LED lighting, reproduction cast iron radiator and towel rail. White luxury suite comprising, low level WC, pedestal wash hand basin, stand alone ball and claw bath with mixer taps and shower attachment, tiled to visible walls and floor.

GROUND FLOOR

Half obscure sealed unit glazed composite entrance door and PVCu sealed unit double glazed side light to:

HALL

Smooth plaster and coved ceiling, radiator, tiled floor, doors to:

GROUND FLOOR CLOAKS

Obscure PVCu sealed unit double glazed window to front, textured and coved ceiling, heated ladder towel rail. White suit comprising, white low level WC, wash hand basin with tiled splash back, tiled to visible floor.

STUDY 9'6 x 6'1 (2.90m x 1.85m)

PVCu sealed unit double glazed window to front, textured and coved ceiling, radiator.

DINING ROOM 19'4 x 12'5 < 10 (5.89m x 3.78m < 3.05m)

PVCu sealed unit double glazed window to rear, smooth plaster and coved ceiling, LED lighting, radiator, tiled visible floor, stairs rise to first floor with hard wood hand rail and glass balustrade, understairs cupboard, doors to:

LOUNGE 18'9 x 12'7 (5.72m x 3.84m)

Three PVCu sealed unit double glazed window to front, PVCu sealed unit double glazed French doors and side lights to conservatory, smooth plaster ceiling, 2 radiators, 4 wall light points, feature fire place with raised hearth and display mantle over, inset gas coals fire, TV point.

CONSERVATORY 10'6 x 8'2 (3.20m x 2.49m)

PVCu sealed unit double glazed to all aspects, PVCu sealed unit double glazed French doors to garden, clear glass pinnacle roof. LED lighting, power.

KITCHEN BREAKFAST ROOM 14'10 x 11 (4.52m x 3.35m)

PVCu sealed unit double glazed window to rear, PVCu sealed unit double glazed door to side, smooth plaster ceiling, LED lighting, tiled visible floor and tiled splash backs to work surfaces. Luxurious fitted white high gloss kitchen units with black quartz work surfaces comprising, one and a half bowl under slung stainless steel sink unit with mixer tap and plate shower, cupboards under, integrated dish washer, adjacent work surface with drawers, cupboards under, inset 4 ring ceramic hob, extractor fan over, work surfaces extending to partial room divider with wine fridge and reverse breakfast bar, integrated washing machine, tumble dryer, integrated fridge freezer, 2 floor to ceiling larder cupboards , built in double oven with cupboards above and below, 9 wall cupboards with pelmet lighting.

OUTSIDE

FRONT

Porcelain paved driveway offering parking for numerous vehicles, side access to rear garden, artificial lawns.

DOUBLE GARAGE

2 up and over electric doors, light and power, tiled floor, eves storage, personal door to side.

REAR GARDEN 72' apx (21.95m apx)

Commencing with an impressive patio leading to the extensive lawns with well stocked flower and shrub borders. Westerly aspect.

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.

