



37 Broughton Road, South Woodham Ferrers , Essex CM3 5YP
Offers in the region of £875,000

Church & Hawes

Est. 1977

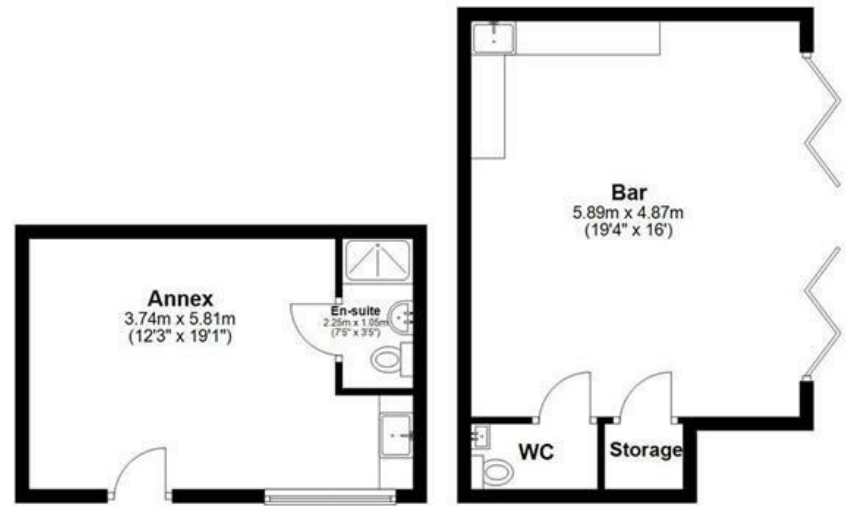
Estate Agents, Valuers, Letting & Management Agents

Broughton Road is arguably the most sought after location within South Woodham Ferrers. This particular property occupies one of the rare self build plots made available for bespoke builds to individuals enabling the construction of their own unique dream home. The property boasts accommodation over 2 floors, providing 3 bedrooms and a shower room on the first floor, the ground floor offers lounge with log burner, adjoining dining room leading to the high gloss white kitchen with 2 islands and a laundry room to compliment, incorporated within the ground floor are additional rooms offering the potential to create an independently accessed annexe which currently offer a bedroom/study, bathroom, therapy room/salon and bedroom suite with stand alone bath. Externally there is parking for numerous vehicles to the front elevation, the 100' apx secluded south facing rear garden benefiting from a heated swimming pool installed in 2025, an airconditioned bar with WC and bifold doors opening out on to the pool terrace with hot tub and detached annexe with shower room/wc. Freehold. EPC: C . C/TAX: Band F. TO BE SOLD WITH NO UPWARD CHAIN.

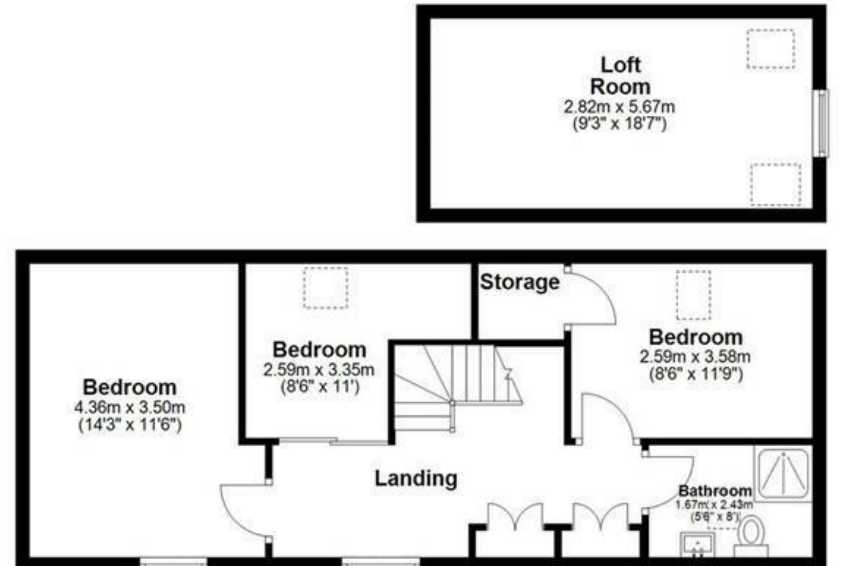




Outbuilding
Approx. 53.4 sq. metres (574.6 sq. feet)



First Floor
Approx. 66.5 sq. metres (715.9 sq. feet)



Total area: approx. 278.5 sq. metres (2997.3 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Plan produced using PlanUp.

Broughton Road

FIRST FLOOR

LANDING

Sealed unit double glazed window to front, smooth plaster ceiling, radiator, eaves storage cupboard, doors to:

SHOWER ROOM

Obscure sealed unit double glazed window to front, smooth plaster ceiling, LED lighting, chrome heated ladder towel rail, white vanity wash hand basin, low level WC and walk-in shower with body jet shower system and raindrop shower head, glazed screen and door, tiled to visible floor and tiled to visible walls.

BEDROOM 3 13'9" x 9'10" (4.19m x 3.00m)

Sealed unit double glazed window to front, smooth plaster ceiling, radiator, TV point.

BEDROOM 4 11' x 8'5" (3.35m x 2.57m)

PVCu and velux window to rear, smooth plaster ceiling, radiator, TV point, built-in wardrobes.

BEDROOM 5 8'5" x 6'7" (2.57m x 2.01m)

Velux window to rear, smooth plaster ceiling, radiator, laminate floor, walk-in storage/wardrobes recess with limited headroom access.

GROUND FLOOR

Entrance door with sealed unit double glazed windows to side to hall

ENTRANCE HALL

Smooth plaster ceiling, radiator, stairs rise to first floor, understair cupboard, tiled floor, doors to kitchen and lounge.

LOUNGE 20'2" x 15'3" (6.15m x 4.65m)

Sealed unit double glaze window to front, smooth plaster ceiling, two designer vertical radiators, acoustic wood panelling to one wall, feature fireplace with inset cast iron log burner and black slate surround, TV point arch to conservatory and inner hall.

CONSERVATORY/GYM 15'5" x 9' (4.70m x 2.74m)

Sealed unit double glazed bi-fold doors to garden, tiled floor, lantern light, two wall lights, two designer vertical radiators.

DINING ROOM 11'9" x 10'9" (3.58m x 3.28m)

Sealed unit double glazed bi-fold door to garden, smooth plaster ceiling, vertical designer radiator, tiled floor, open to kitchen and lounge, access to: -

LAUNDRY ROOM 7'5" x 6'7" (2.26m x 2.01m)

Smooth plaster ceiling, wall mounted gas 'combi' boiler serving hot water and heating, tiled floor, range of fitted high gloss grey wall and base units, work surfaces and plumbing for a washing machine.

KITCHEN/BREAKFAST ROOM 18'2" x 11' (5.54m x 3.35m)

2 Sealed unit double glazed windows to side and 1 to front, half

sealed unit double glazed door to side, smooth plaster ceiling, designer vertical radiator, acoustic wall panelling, tiled floor, white high gloss units with drawers and cupboards under, solid wood work surface, drawers and cupboards, integrated dishwasher under, two floor to ceiling larder cupboards and two built-in eye level ovens with cupboard over and under, island with inset four ring ceramic induction hob and stainless steel extractor fan over and cupboard under, second island/breakfast bar, drawer under.

ANNEXE POTENTIAL

Sealed unit double glazed door from lounge to: -

INNER HALL

Smooth plaster ceiling radiator, laminate floor, door to therapy room and bathroom, bedroom/study.

BATHROOM

Obscure sealed unit double glazed window to side, smooth plaster ceiling, LED lights, tiled floor, half tiled walls, white low level w.c., vanity wash hand basin, slipper bath, walk-in shower with glazed doors and tiled visible walls, remainder half tiled.

BEDROOM 2/STUDY 14'4" x 9'10" (4.37m x 3.00m)

Sealed unit double glazed window to rear, smooth plaster ceiling with LED lighting, radiator, laminate floor.

THERAPY ROOM/SALON 15'6"<9'9" x 15'6" (4.72m<2.97m x 4.72m)

Smooth plaster ceiling, LED lighting, radiator, laminate floor, acoustic wall panelling.

MAIN BEDROOM 17'5" x 17' (5.31m x 5.18m)

PVCu sealed unit double glazed window to side, smooth plaster ceiling, LED lighting, two radiators, raised tiled plinth with stand alone bath and mixer tap.

LOBBY

Sealed unit double glazed door to driveway providing independent access to the therapy room/salon and main bedroom, overall access to the potential annexe

EXTERIOR

FRONT

Block driveway and plumbing for numerous (potentially 7) vehicles, side access to rear garden.

REAR 100' approx. (30.48m approx.)

South facing secluded garden laid mainly to lawn with inset heated pool.

BAR 19'3 x 14'7 (5.87m x 4.45m)

Sealed unit double glazed bi-fold doors leading to pool terrace, smooth plaster ceiling, LED lighting, air conditioning unit, bar, storage cupboard.

WC with white Low level WC and wash hand basin.

SWIMMING POOL

Heated pool installed in 2025

ANNEXE 2/POOL HOUSE 18'6" max x 12'2" (5.64m max x 3.71m)

PVCu sealed unit double glazed window to front, composite entrance door, smooth plaster ceiling, LED lighting, stainless steel sink bowl inset work surface with cupboard under and tiled splashbacks, CLOAK/SHOWER ROOM white low level w.c., vanity wash hand basin and walk-in shower with tiled walls.

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.

