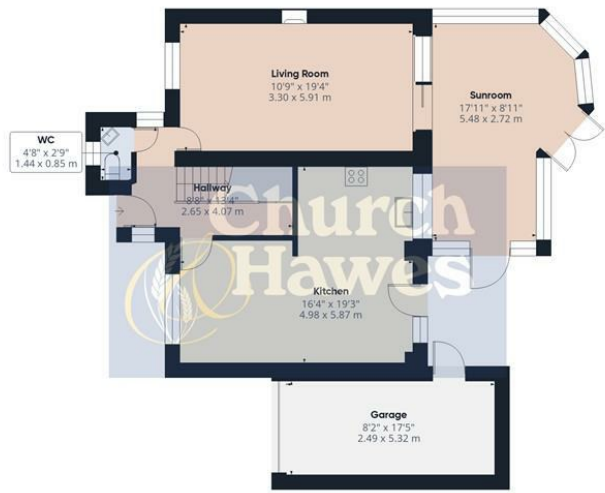




Floor 0



Floor 1

Approximate total area⁽¹⁾
1415 ft²
131.5 m²

(1) Excluding balconies and terraces

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

GIRAFFE360



27 Westmarch, South Woodham Ferrers, CM3 7AB

Situated in the popular Westmarch area of South Woodham Ferrers, this attractive four-bedroom link-detached family home offers well-proportioned accommodation, a newly landscaped rear garden and convenient off-road parking.

The property provides a welcoming and practical layout, making it an ideal home for families looking for generous living space in a well-established residential setting.

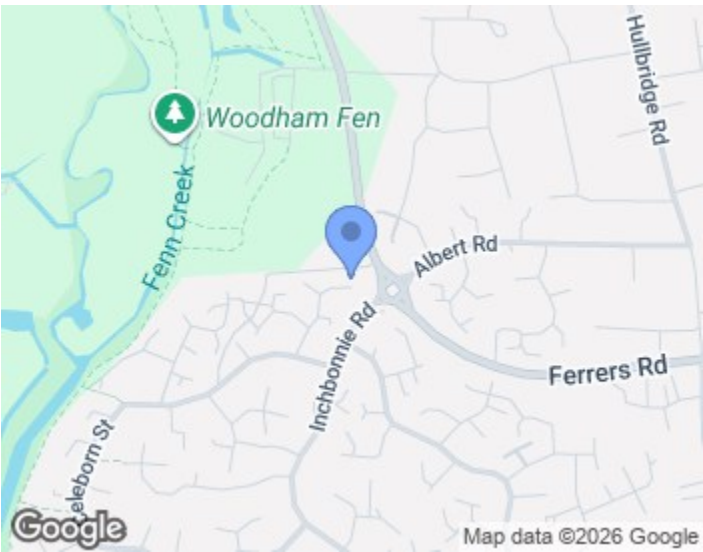
The accommodation comprises four bedrooms, including a principal bedroom benefiting from its own en-suite shower room, together with a well-appointed family bathroom and a useful downstairs WC.

The heart of the home provides excellent space for everyday family life and entertaining, while the four bedrooms offer flexibility for family members, guests or those requiring a home office.

Outside, the property benefits from a newly landscaped rear garden, providing an attractive and low-maintenance outdoor space ideal for relaxing, entertaining and enjoying the warmer months. To the front, there is plenty of off-road parking for up to three cars, adding further convenience to this desirable family home.

Freehold- EPC Rating TBC- Council Tax Band E

Price £525,000



Hallway 8'8" x 13'4" (2.65 x 4.07)

Spacious hallway with two windows allowing plenty of light, with access to downstairs WC, lounge and dining room. With additional storage under the stairs.

WC 4'8" x 2'9" (1.44 x 0.85)

Downstairs WC with hand basin, double glazed window and radiator.

Lounge 10'09 x 19'4 (3.28m x 5.89m)

Large lounge area with double glazed window with fitted shutter blinds, patio doors and log burner with fitted radiators.

Kitchen/Dining area 16'4" x 19'3" (4.98 x 5.87)

Bright kitchen diner, with fitted appliances including dishwasher, washing machine and fridge freezer. Underfloor heating throughout, with access to rear garden.

Conservatory 17'11" x 8'11" (5.48 x 2.72)

Large conservatory with new roof, 2 large radiators and new window panels with fitted blinds. Making it a useable space throughout the year, with single and double doors leading to the rear garden.

Master Bedroom 10'7" x 12'4" (3.24 x 3.77)

Large master bedroom with double glazed window, radiator and fitted wardrobes. With access to en suite shower room.

En Suite Shower Room 1.52 x 2.15 (0.30m.15.85m x 0.61m.4.57m)

Fitted shower room with electric shower, towel rail, WC, hand basin and double glazed window.

Second Bedroom 10'11" x 9'5" (3.34 x 2.88)

Large second bedroom with double glazed windows, fitted storage cupboard and radiator.

Family Bathroom 6'11 7'1 (2.11m 2.16m)

Spacious bathroom with full sized bathroom, WC and hand basin.

Third Bedroom 8'0" x 9'9" (2.44 x 2.98)

Double third bedroom with large radiator and double glazed window.

Fourth Bedroom/Home Office 7'4" x 6'10" (2.25 x 2.10)

Fourth bedroom, currently being used as an office with double glazed window and radiator.

Rear Garden

Landscaped rear garden with large shed in good condition, with artificial grass with access to the garage.

Garage 8'2" x 17'5" (2.49 x 5.32)

Large garage with up and over door with rear access from the garden. Hosting the Vaillant boiler.

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 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.

- Four Bedroom Property
- Link Detached
- Newly Landscaped Garden
- Modern Throughout
- Off Street Parking For Up To Three Cars
- Garage
- Popular Westmarch Location
- EPC Rating TBC
- Freehold
- Council Tax Band E

