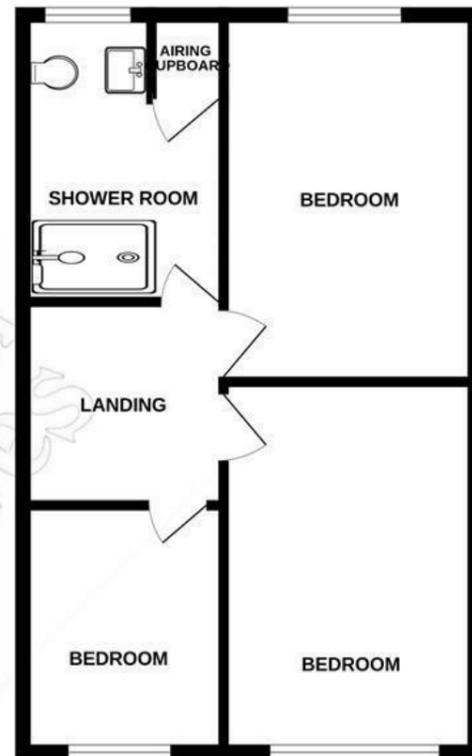
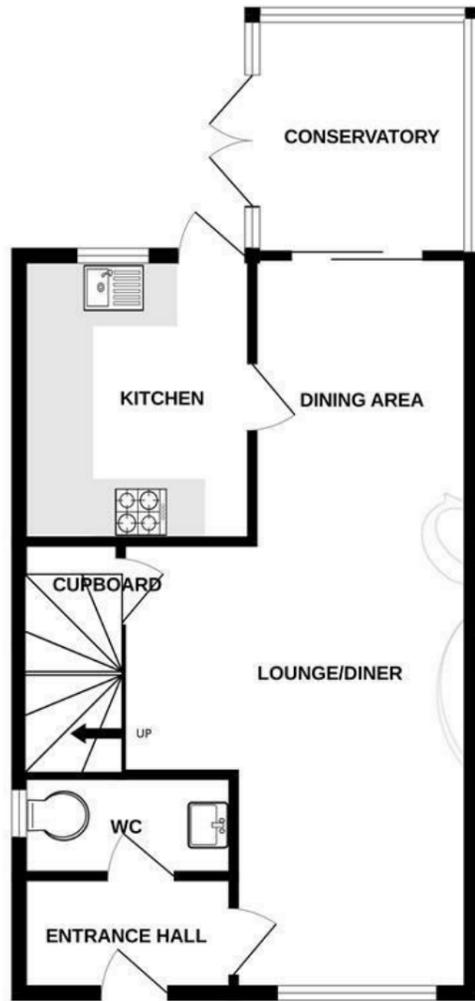


GROUND FLOOR
551 sq.ft. (51.2 sq.m.) approx.

1ST FLOOR
475 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA : 1026 sq.ft. (95.3 sq.m.) approx.

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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Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



1 Harvest Close, South Woodham Ferrers, Essex CM3 5XR

NO CHAIN SALE. A beautifully presented and considerably improved 3 bedroom link detached house situated in a pleasant cul-de-sac location easily accessible to the local primary school, town centre and rail station. BEING THE LARGER DESIGN OF THIS STYLE OF HOUSE the accommodation boasts 2 double bedrooms and a large single, refitted white shower room with tiling to walls and floor, ground floor cloakroom all with refitted white suites, dual aspect lounge diner with adjoining conservatory overlooking and enjoying the secluded rear garden, refitted designer kitchen with high gloss grey units, externally to the front elevation there is a resin bond driveway with parking and an attached single garage. All with PVCu windows, gas heating and a high standard of decorative presentation. Tenure Freehold. Council Tax Band D. EPC: C

Price £425,000



ACCOMMODATION

FIRST FLOOR

LANDING

Smooth Plaster Ceiling, access to loft space via a ladder with light and part boarding, doors to:

SHOWER ROOM

Obscure PVCu sealed unit double glazed window to rear, smooth plaster ceiling, Led down lights, chrome heated ladder towel rail, tiled to visible walls and floor, refitted white suite comprising: Low level WC, vanity wash hand basin walk in shower with split power shower with rain drop shower fitment and glazed screens, airing cupboard.

MASTER BEDROOM 11'10 x 10'7 (3.61m x 3.23m)

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

BEDROOM 11'3 x 10'7 (3.43m x 3.23m)

PVCu sealed unit double glazed window to rear, smooth plaster ceiling, radiator.

BEDROOM 8'6 x 8'6 (2.59m x 2.59m)

PVCu sealed unit double glazed window to front, smooth plaster ceiling, radiator, laminate flooring.

GROUND FLOOR

Composite sealed unit double glazed entrance door and PVCu sealed unit double glazed side light to

HALL

Smooth plaster and coved ceiling, radiator, tiled floor door to lounge diner, door to:

GROUND FLOOR CLOAKS

Obscure PVCu sealed unit double glazed window to side, smooth plaster and coved ceiling, radiator, refitted white suite comprising Low level WC, vanity wash hand basin, half tiled to visible walls and tiled to visible floor.

LOUNG DINER 23'5 x 15'8 < 9 (7.14m x 4.78m < 2.74m)

PVCu sealed unit double glazed window to front, PVCu sealed unit double glazed sliding patio doors to conservatory, smooth plaster and coved ceiling, 2 designer radiators, laminate flooring, feature fire place

with raised hearth, display mantle and inset pebble feature fire, stairs rise to first floor with split landing, under stairs cupboard.

CONSERVATORY 10 x 8'4 (3.05m x 2.54m)

PVCu sealed unit double glazed to all aspects, with dwarf walls, double doors opening to secluded garden, laminate flooring, TV point.

KITCHEN 9'10 x 7'9 (3.00m x 2.36m)

PVCu sealed unit double glazed window to rear, half PVCu sealed unit double glazed door to garden, smooth plaster and coved ceiling, led downlights, designer radiator, tiled visible floor, refitted high gloss grey kitchen units with contrasting worksurfaces comprising: single drainer stainless steel sink unit with mixer taps inset to work surface, cupboards under, dishwasher to remain, adjacent work surface, drawers and cupboards under, work surface with inset 4 ring gas hob, oven under, glass and stainless steel extractor fan over, 13 wall cupboards, space for fridge freezer.

OUTSIDE

FRONT

Small lawn with flowers and shrubs, resin bond driveway and parking to garage.

GARAGE

Up and over door, light and power, eves storage, sink unit, with cupboard under, washing machine to remain, wall mounted gas boiler serving heating and hot water, half PVCu sealed unit double glazed door to garden.

REAR GARDEN

Secluded garden commencing with a patio area leading to lawn with flower and shrub borders

AGENTS NOTE

We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order, nor have we made any of the relevant enquires with the local authorities pertaining to planning permission and building regulations. The buyer is advised to obtain verification from their

solicitor or Surveyor.

VIEWING - By appointment with the Vendor's Agents
CHURCH & HAWES 01245 329429

WE ARE OPEN - Monday to Friday 9am-6pm -
Saturday 9am-5pm.

- 3 BEDROOMS
- SHOWER ROOM WITH WHITE SUITE
- GROUND FLOOR CLOAKS
- LOUNGE DINER
- CONSERVATORY
- DESIGNER KITCHEN IN HIGH GLOSS GREY
- SECLUDED GARDEN
- PVCU GLAZING & GAS HEATING
- CONVENIENT LOCATION
- FREEHOLD. EPC: C C/TAX D.

