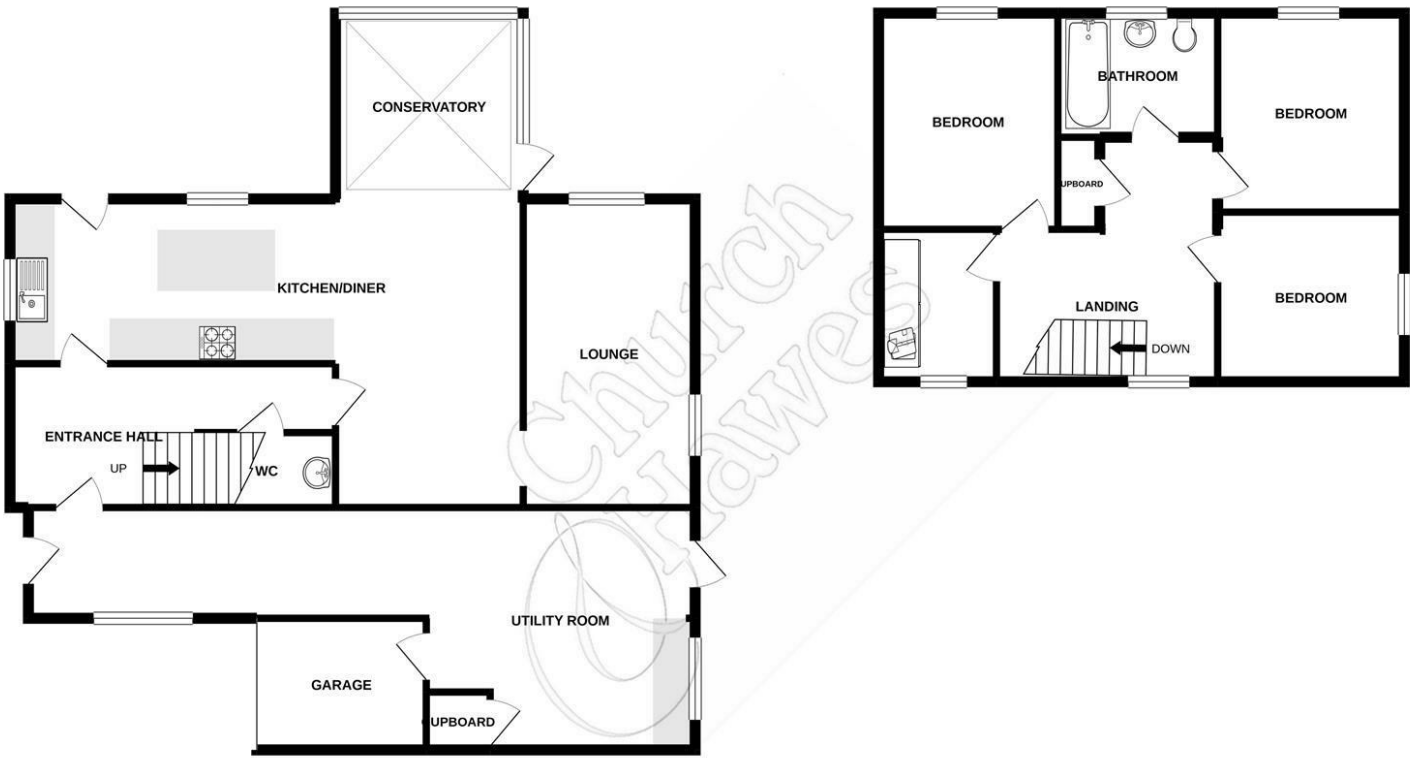


GROUND FLOOR

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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39 Brent Avenue, South Woodham Ferrers, Essex CM3 5SG

A deceptively spacious four bedroom family home, situated within a pleasant mews location within the catchment area of Woodville school, offers generous open plan ground floor accommodation for the modern family, boasting a re-fitted white kitchen with central island leading to the large breakfast/dining area with adjoining conservatory and cosy dual aspect lounge, all overlooking the enclosed rear garden, other features include, re-fitted white family bathroom, re-fitted white ground floor cloakroom, large utility room, generous porch and receiving hall, gas radiator heating and double glazed window and doors throughout, this property must be viewed internally to appreciate the many fine features, Call now to avoid disappointment. Council Tax Band D. EPC rating: D Tenure: Freehold

Price guide £489,995



FIRST FLOOR

LANDING

Sealed unit PVCu double glazed window to side, coved cornice to smooth plaster ceiling, access to part boarded loft, built-in airing cupboard housing hot water cylinder, fitted carpet, doors to:-

FAMILY BATHROOM

Sealed unit PVCu obscure double glazed window, smooth ceiling with inset spotlights and extractor fan., ladder rail radiator, re-fitted white three piece suite, comprising, panel enclosed bath with chrome mixer tap with power shower over, glazed splash screen, pedestal wash hand basin with mixer tap, low level w.c., fully tiled to walls and floor.

BEDROOM 1 10'4" x 9'7" (3.15 x 2.92)

Sealed unit PVCu double glazed window to rear, coved cornice to smooth plaster ceiling, radiator, television point, fitted carpet.

BEDROOM 2 10'5" x 9'0" (3.18m x 2.74m)

Sealed unit PVCu double glazed window to side, coved cornice to smooth plaster ceiling, radiator, fitted carpet.

BEDROOM 3 10'5" x 7'3" (3.18m x 2.21m)

Sealed unit PVCu double glazed window to rear, smooth plaster ceiling, radiator, fitted carpets.

BEDROOM 4/DRESSING ROOM 5'11" x 4'7" (1.80 x 1.40)

Sealed unit PVCu double glazed window to side, coved cornice to textured ceiling, radiator, two built-in double robes, laminate floor.

GROUND FLOOR

Entered via composite door giving access to:-

ENTRANCE PORCH 6'4" x 5'1" (1.93 x 1.55)

Sealed unit PVCu double glazed window to side, coved cornice to smooth plaster ceiling with inset spotlights, radiator, ceramic tiled floor, door to utility room, open to:-

UTILITY ROOM 13'2" x 8' (4.01m x 2.44m)

Sealed unit PVCu double glazed window to rear, sealed unit PVCu obscure double glazed window to

rear, smooth plaster ceiling with inset spot lights, radiator, large built in double storage/cloak cupboard, rolled edge work surface with inset sink drainer with mixer tap, two storage cupboards below, space and plumbing for washing machine and tumble dryer, wood effect flooring, door to garage storage.

HALLWAY

Sealed unit PVCu double glazed window to front, coved cornice to smooth ceiling, stairs to first floor, recess storage under, doors to:-

CLOAKROOM/WC

Sealed unit PVCu obscure double glazed window to side. smooth plaster ceiling, ladder rail radiator, re-fitted white two piece suite comprising, semi-counter sunk wash hand basin with mixer tap and vanity cupboards under, dual flush low level w.c. fully tiled to walls and floor.

KITCHEN/BREAKFAST ROOM 28' x 10'3" < 16'6" (8.53m x 3.12m < 5.03m)

Dual aspect sealed unit PVCu double glazed window to front, and one to side smooth plaster ceiling with inset spot lights, two radiator, re-fitted with an extensive range of white shaker style units with complementing marble effect work surfaces, comprising ceramic one and a half sink drainer with mixer tap, cupboards and drawers under, space and plumbing for dishwasher under, four eve level units over, further work surface with integrated fridge and freezer under, two base units forming cooker recess, extractor hood over, six eye level units to being glazed display, central island breakfast bar, metro tiled splashbacks, grey slate style flooring, open to the dining/ breakfast are, with built in book case and display shelving, storage cupboards, television point, open to the lounge and conservatory.

LOUNGE 16'0" x 9'3" (4.88 x 2.82)

Dual aspect room, sealed unit PVCu double glazed window to front and side, coved cornice to smooth plaster ceiling, radiator, television point, grey slate style flooring.

CONSERVATORY 10'3" x 9'9" (3.12 x 2.97)

Brick built base, and left hand wall, sealed unit PVCu double glazed to rear and side with sealed unit PVCu double glazed door to side and garden, pitched tiled roof, smooth plastered with two double glazed roof windows, radiator, grey slate style flooring.

EXTERIOR

REAR GARDEN

Enclosed by a perimeter brick wall, side access agate, brick block patio, remainder laid to lawn,

GARAGE / STORAGE

Up and over door, power and light connected, loft access.

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.

- FOUR BEDROOMS
- RE-FITTED WHITE FAMILY BATHROOM
- RE-FITTED WHITE KITCHEN BREAKFAST ROOM
- LOUNGE
- PVCU D/GLAZED CONSERVATORY
- UTILITY ROOM
- RE-FITTED WHITE CLOAKROOM
- PVCu DOUBLE GLAZED WINDOWS AND DOORS
- WRAP AROUND REAR GARDEN
- OWN DRIVEWAY

