



3 Longhams Drive, South Woodham Ferrers, Essex CM3 5NN Offers in excess of £410,000

Conveniently located for the railway station, local schools and shops this Gough Cooper three bedroom semi detached house is the perfect family home. This bright & airy property offers ample space including lounge, dining room, conservatory, refitted kitchen, three good size bedrooms and four piece bathroom. The PVCu windows & doors have been updated since taking ownership along with the gas boiler. Externally there is a 80ft (approx.) rear garden and an extensive block paved driveway for multiple vehicles.

Tenure: FREEHOLD EPC: TBC Council Tax Band: D



Accommodation

Ground Floor

PVCu part double glazed door to: -

Hallway

Obscure glazed floor to ceiling window and PVCu sealed unit double glazed window to side, coved cornice to textured ceiling, radiator, stairs rise to first floor, understair cupboard, wooden floor.

Kitchen 11'1" x 8'11" (3.38m x 2.72m)

PVCu sealed unit double glazed window to rear and PVCu sealed unit double glazed door to garden, coved cornice to smooth ceiling, tiled floor, modern white kitchen eye and base level units comprising single drainer one and a half bowl sink unit with mixer tap inset roll edge work surface to base level units, plumbing for a washing machine and integrated dishwasher, freestanding dual fuel range cooker with stainless steel five ring and extractor over, wall mounted gas central heating boiler serving domestic hot water and central heating, tiled splashbacks.

Lounge 16'9" x 13'1" (5.11m x 3.99m)

PVCu sealed unit double glazed square bay window to front, coved cornice to textured ceiling, radiator, wooden floor, TV point, feature fireplace with raised tiled hearth, dimmer switch, doorway to:

Dining Room 10'11" x 9'11" (3.33m x 3.02m)

Double French doors and side light to conservatory, coved cornice to textured ceiling, radiator, wooden floor.

Conservatory 9'8" x 8'3" (2.95m x 2.51m)

Hardwood with sealed unit double glazed windows to all aspects, double doors to garden, slate floor.

First Floor

Landing

PVCu sealed unit double glazed window to side, coved cornice to textured ceiling, airing cupboard, access to loft space (which is boarded, benefits from power & light, drop down ladder).

Bedroom One 11'9" x 11'6" (3.58m x 3.51m)

PVCu sealed unit double glazed window to front, coved cornice to smooth ceiling, radiator, built-in double wardrobe cupboard.

Bedroom Two 10'2" x 9'2" (3.10m x 2.79m)

PVCu sealed unit double glazed window to rear, textured ceiling, radiator, built-in wardrobe.

Bedroom Three 8'10" x 7'6" (2.69m x 2.29m)

PVCu sealed unit double glazed window to front, textured ceiling, radiator, bulkhead storage/wardrobe.

Bathroom

Two obscure sealed unit double glazed windows to rear, coved cornice to smooth ceiling, chrome heated towel rail, white suite comprising low level w.c., pedestal wash hand basin, panel enclosed bath, shower cubicle with glazed screen door, fully tiled walls.

Exterior

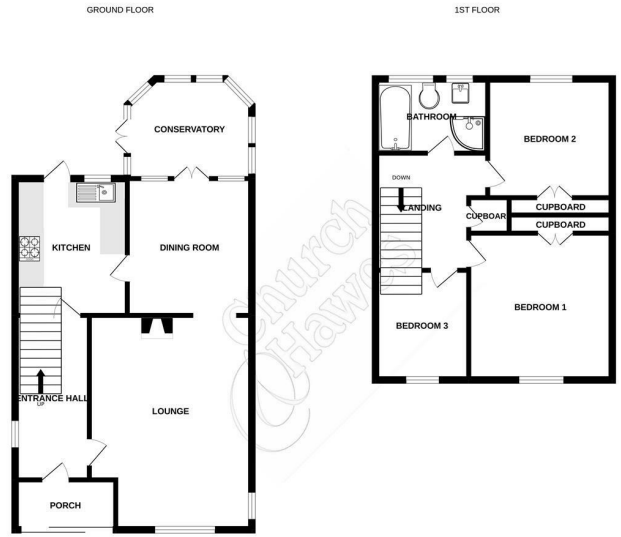
The rear garden measures 80ft in depth and commences with a paved patio area, with lawned area to centre and shrubs to border. To the boundaries are timber fencing. To the side is a double timber gate leading to the front where there is an extensive block paved driveway for multiple cars and lawned area to side aspect.

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

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



While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floor, window, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide to the prospective purchaser. The architect, surveyor and quantities cannot be held responsible for any error or omission and no guarantee is given. Map data ©2022

