

Paul Mason Associates



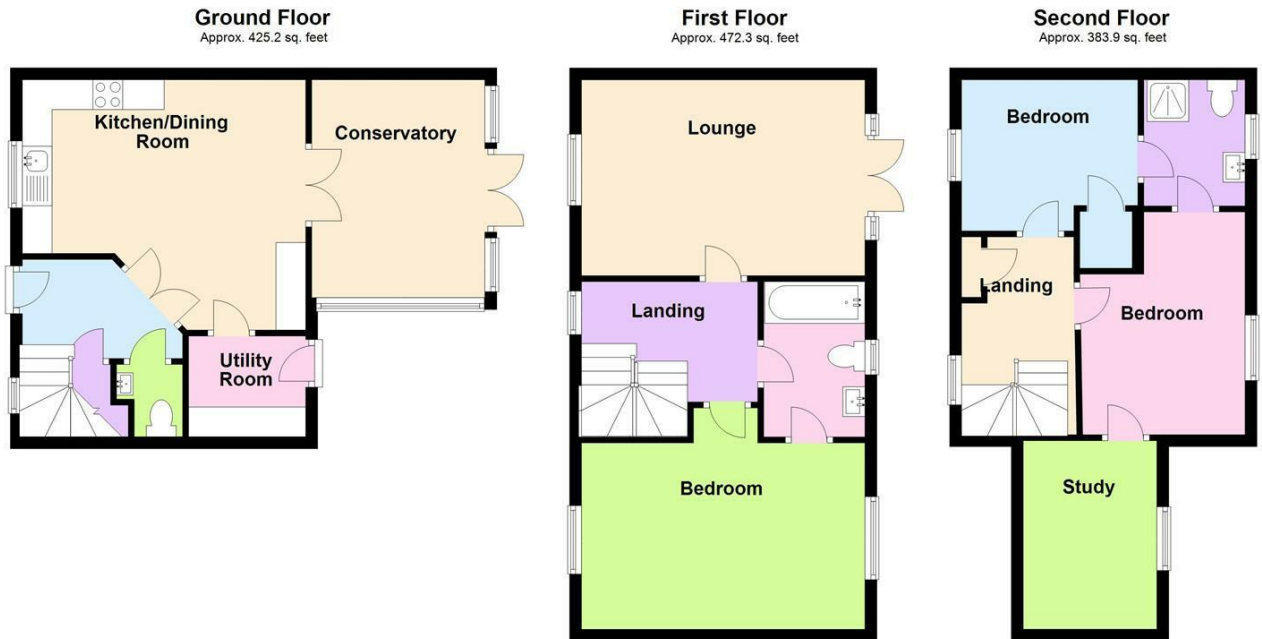
Ormesby Chine, South Woodham Ferrers, Essex, CM3 7AR

Guide price £475,000

- Three/Four Bedrooms
- Lounge/Bedroom Four
- Kitchen/Breakfast Room
- Utility Room
- Conservatory/Garden Room
- Ground Floor Cloakroom
- En-suite to Master Bedroom
- "Jack and Jill" En-suite to Bedrooms Two and Three
- Single Garage Plus Car Port
- EPC - C

*** GUIDE PRICE £475,000-£495,000 *** A three storey town house situated within one of the most popular locations in South Woodham Ferrers, close to Marsh Farm Country Park. The property offers versatile, spacious and well presented accommodation which is extended over three floors. The ground floor consists of a kitchen/breakfast room, separate utility room and a conservatory/garden room. The first floor features a versatile lounge or additional bedroom plus a master bedroom with an en-suite which is also accessible via the landing. The top floor comprises two additional bedrooms which benefit from a "Jack and Jill" en-suite. Externally the property offers low maintenance gardens with an artificial lawn area, plus an entertaining area to the rear. To the side is a car port which provides parking and access to the single garage. The property is located within easy reach of all the local amenities, shops, schools and is approximately 1.5 miles from South Woodham train station with trains into London Liverpool Street. Marsh Farm Country Park is a 300 acre country park offering idyllic walks along the River Crouch with wonderful uninterrupted views.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
	86		
	71		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	



Total area: approx. 1281.4 sq. feet

Produced by Property Trader 01245 323355 Disclaimer: All floorplans are provided for informational and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way warrant the accuracy of the floorplan information and the floorplan layout and measurements may contain errors and omissions. We are not liable for and do not accept any liability relating to any loss or damage suffered as a direct or indirect result of use of any information. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your full requirements. Plan produced using PlanUp.

Distances

South Woodham Ferrers Train Station - 1.5 miles
Supermarket- 0.9 miles
William de Ferrers School - 1.2 miles
Doctors Surgery - 1.2 miles
A130 - 4.2 miles
Southend Airport - 14.7 miles

All mileages are approx.

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Half glazed entrance door. Stairs to first floor with window to front. Understairs storage cupboard.

Cloakroom

Suite comprising low level WC and inset wash hand basin with vanity unit below. Inset spotlights.

Kitchen/Breakfast Room

4.78m x 4.35m (15'8" x 14'3")
Window to front. Units fitted to eye and base level finished with Quartz worksurfaces and matching upstands. Sink unit with drainer and mixer taps. Built-in double oven, hob and extractor. Space for American style fridge/freezer. Integrated dishwasher. Built-in water softener. Inset spotlights.

Conservatory/Garden Room

3.63m x 2.90m (11'10" x 9'6")
Window and glazed French doors to rear garden.

Utility Room

1.73m x 1.61m (5'8" x 5'3")
Half glazed door to rear garden. Space for washing machine. Full height storage cupboards and concealed gas fired boiler.

FIRST FLOOR

Landing

Window to front. Stairs to second floor with window to front. Stairs to ground floor.

Bedroom One

4.81m x 3.94m into door recess (15'9" x 12'11" into door recess)
Windows to front and rear. Fitted furniture including wardrobes and overbed storage cupboard. Inset spotlights. Door to :-

Jack and Jill En-Suite

Obscure window to rear. White suite comprising panelled bath with mixer taps and shower attachment, low level WC with concealed cistern and inset wash hand basin with vanity unit below. Part tiled walls. Heated towel rail and inset spotlights. Door to landing.

Lounge

4.81m x 3.13m (15'9" x 10'3")
Glazed French doors and Juliette balcony to rear. Two windows to

rear and window to front. Wall light points.

SECOND FLOOR

Landing

Stairs to first floor. Built-in airing cupboard. Inset spotlights.

Bedroom Two

3.74m x 2.77m (12'3" x 9'1")
Window to rear. Built-in storage cupboard. Access to loft.

Jack and Jill En-Suite

Skylight window to rear. Suite comprising tiled shower cubicle, low level WC and inset wash hand basin with vanity unit below. Heated towel rail. Half tiled walls and inset spotlights.

Bedroom Three

3.02m x 2.99m (9'10" x 9'9")
Window to front with distant views. Built-in storage cupboard. Door to :-

EXTERIOR

Front Garden

Block paved driveway to side with double gates leading to carport and garage. Wrought iron railings to front. Outside lighting.

Single Garage

5.06m x 2.89m (16'7" x 9'5")
Up and over door. Power and lighting connected. Door to side. Storage over.

Rear Garden

Raised timber decking area, ideal for entertaining. Outside power and lighting. Artificial lawn with flower and shrub borders. Outside tap. Access to garage via side door.

Services

Gas- Mains
Electric- Mains
Water- Mains
Drainage- Mains
Heating- Gas Central Heating
Local Authority - Chelmsford - Tax Band - D

Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01621 742310.

Important Notices

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.



Paul Mason Associates

35 The Street
Latchingdon
Chelmsford
Essex
CM3 6JP
T: 01621 742 310

Bruce House
17 The Street
Hatfield Peverel
Chelmsford
CM3 2DP
T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: info@paulmasonassociates.co.uk www.paulmasonassociates.co.uk

Paul Mason Associates Limited Registered in England Number - 6767946
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP





Paul Mason Associates

35 The Street
Latchingdon
Chelmsford
Essex
CM3 6JP

T: 01621 742 310

Bruce House
17 The Street
Hatfield Peverel
Chelmsford
CM3 2DP

T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: info@paulmasonassociates.co.uk www.paulmasonassociates.co.uk

Paul Mason Associates Limited Registered in England Number - 6767946
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP

