



110 Hullbridge Road, South Woodham Ferrers , Essex CM3 5LL
Price £700,000

Church & Hawes
Est. 1977
Estate Agents, Valuers, Letting & Management Agents

Situated in a sought after, well established road to be regarded in the top ten locations in our small riverside town, this highly impressive colonial style property should be regarded as an ideal family home due to the nature of its large well proportioned accommodation throughout, 110' rear garden, substantial summer house and bar, garaging and parking for numerous vehicles. Convenient for the local rail station, shops, town centre, primary and secondary schools all withing comfortable walking distance. The accommodation offers: 3/4 bedrooms, 2 with ensuites, 4 piece family bathroom with stand alone ball and claw bath, ground floor bedroom/sitting room, an impressive lounge overlooking the rear garden, with adjoining luxury modern kitchen and integrated appliances with utility room to compliment, study and ground floor cloakroom, features include: White sanitary ware throughout, PVCu windows and doors, gas heating system, all presented a very good decorative standard throughout. MUST BE SEEN. NO CHAIN SALE. Council Tax Band: D. EPC Rating: C. Tenure: Freehold.





FIRST FLOOR

LANDING

Galleried landing, smooth plaster ceiling, LED lights, sealed unit double glazed velux window to side, radiator.

BATHROOM

Two sealed unit double glazed velux windows to side, smooth plaster ceiling, extractor fan, LED lights, radiator, white suite comprising pedestal wash hand basin, low level w.c., bidet, ball and claw stand alone bath with mixer tap and shower attachment, tiled walls and floor.

BEDROOM 1 19'1" x 16'<10'1" (5.82m x 4.88m<3.07m)

Two PVCu sealed unit double glazed windows to rear, smooth plaster ceiling with LED lights, radiator, TV point, built-in wardrobes to one wall.

EN-SUITE

Sealed unit double glazed velux window to side, smooth plaster ceiling, chrome heated towel rail, low level w.c., vanity wash hand basin, walk-in shower with glazed screen door, sunflower shower, tiled walls and floor, shaver point.

BEDROOM 2 20'10"< 11'10" x 13' (6.35m< 3.61m x 3.96m)

PVCu sealed unit double glazed window to front and sealed unit double glazed velux window to side, two radiators, smooth plaster ceiling, double built-in wardrobes, TV and telephone points.

EN-SUITE

Sealed unit double glazed velux window to side, smooth plaster ceiling with extractor fan, LED lights, radiator, white low level w.c., vanity wash hand basin, walk-in shower with glazed screen door, tiled walls and floor, shaver point.

BEDROOM 3 14' x 13'8"<10'4" (4.27m x 4.17m<3.15m)

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

GROUND FLOOR

Hardwood entrance door to: -

HALL

Coved cornice to smooth plaster ceiling, radiator, hardwood floor, stairs rise to first floor with spindle balustrade, understair cupboard.

UTILITY ROOM

Smooth plaster ceiling, LED lights, radiator, quarry tiled floor, work surface with storage space under, plumbing for a washing machine, two wall cupboards, Belfast sink, tiled splashbacks, door to garage.

CLOAKROOM

Obscure PVCu sealed unit double glazed window to side, coved cornice to smooth plaster ceiling, LED lights, radiator, white low level w.c., vanity wash hand basin with tiled splashbacks, hardwood floor.

BEDROOM 4/SITTING ROOM 12' x 11'5" (3.66m x 3.48m)

PVCu sealed unit double glazed window to front, coved cornice to smooth plaster ceiling, radiator, TV point, double glass doors to hall.

LOUNGE/DINER 28'3" x 18'6" (8.61m x 5.64m)

PVCu sealed unit double glazed French doors and slide lights to rear, two radiators, hardwood floor, feature brick fireplace with raised brick hearth with display mantel over, inset cast iron log burner, open plan to kitchen, door to: -

STUDY 7' x 6'3" (2.13m x 1.91m)

PVCu sealed unit double glazed window to side, coved cornice to smooth plaster ceiling, LED lights, radiator.

KITCHEN 15'5"<10'9" x 12'9" (4.70m<3.28m x 3.89m)

Two sealed unit double glazed velux windows to side and half sealed unit double glazed PVCu door to rear, coved cornice to smooth plaster ceiling, LED lights, quarry tiled floor and underfloor heating, luxury kitchen in high gloss black with quartz work surfaces, central island with underslung one and a half bowl stainless steel sink unit

with mixer tap, drawers and cupboards and integrated dishwasher under extending to beech breakfast bar drawers and cupboards under, further work surface inset five ring induction hob with concealed extractor fan over, cupboard and drawers under, floor to ceiling unit housing cooker, p;late warmer, microwave with cupboards over and under, floor to ceiling larder, integrated fridge freezer, four wall cupboards, quartz splashbacks.

EXTERIOR

FRONTAGE

Large gravel driveway with parking for numerous vehicles, side access to rear garden, remainder laid to lawn with screening boundary hedges

2 CAR GARAGE

Electric up and over door, light and power, storage space, personnel door to utility room.

REAR 110' (33.53m)

Paved patio with dwarf walls to lawn with flower and shrub beds, dog pen, lawns, shed, outside lights.

SUMMERHOUSE/BAR 27'7" x 15'8" (8.41m x 4.78m)

Surrounding deck and balustrade, sealed unit double glazed doors, three sealed unit double glazed windows to side and window to front, light and power, two electric radiators, bar.

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.

