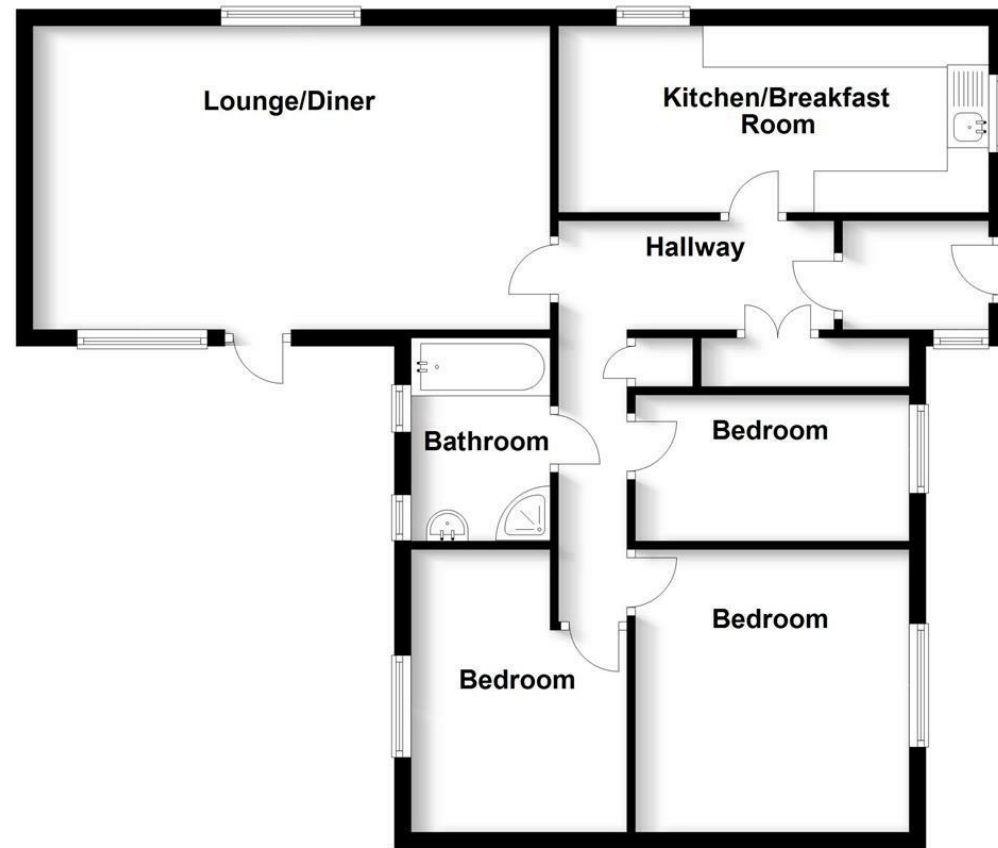


**Ground Floor**  
Approx. 849.7 sq. feet



Total area: approx. 849.7 sq. feet

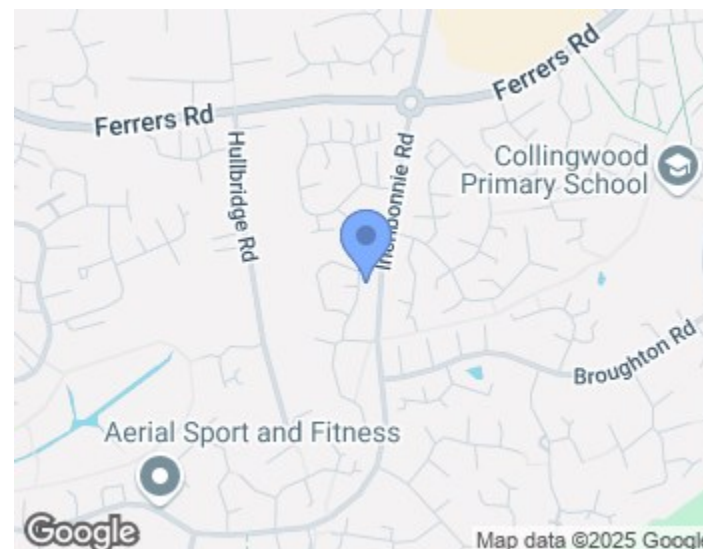
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Plan produced using PlanUp.



## 12 Lettons Chase, South Woodham Ferrers, CM3 5GB

All you need to do is move in and enjoy this recently refurbished detached three bedroom bungalow offered for sale with NO ONWARD CHAIN. Conveniently situated for the town centre, Marsh Farm, the River Crouch and bus routes, this delightful upgraded home offers spacious well proportioned rooms to include: fitted wardrobes in the 2 principal bedrooms, large lounge diner, an upgraded high gloss re-fitted kitchen breakfast room, 4 piece white bathroom suite to include shower cubicle, PVCu double glazed windows, gas fired central heating, newly fitted carpets and internal redecoration. Externally the home features a secluded manageable rear garden with access to garage and driveway parking. Freehold. Council tax band D. EPC rating D. MUST BE SEEN.

**Price £425,000**





## ACCOMMODATION

PVCu sealed unit double glazed entrance door to: -

## ENTRANCE PORCH

Obscure PVCu sealed unit double glazed floor to ceiling window to side, tongue and groove PVCu to ceiling, tiled floor, half glazed door to: -

## HALLWAY

Coved cornice to textured ceiling, radiator, built-in airing cupboard, two storage cupboards, access to loft space via ladder with light, doors to:

## BEDROOM ONE 11'9" x 10'10" (3.58m x 3.30m)

PVCu double glazed window to front, smooth plaster ceiling, radiator, fitted wardrobes, chest of drawers and bedside cabinets in light oak to remain.

## BEDROOM TWO 9' x 8'9" (2.74m x 2.67m)

PVCu double glazed window to rear, radiator, coved cornice to textured ceiling, built-in wardrobes.

## BEDROOM THREE 10'10" x 6'2" (3.30m x 1.88m)

PVCu double glazed window to front, radiator, coved cornice to textured ceiling.

## BATHROOM

Two obscure PVCu sealed unit double glazed windows to rear, smooth plaster ceiling, LED lights, chrome heated ladder towel rail, tiled to visible walls, white suite comprising newly fitted vanity wash hand basin and low level w.c., panel enclosed bath with mixer tap and shower attachment, Quadrant shower with glazed screens and doors, shaver point.

## LOUNGE DINER 20'4" x 12'4" (6.20m x 3.76m)

PVCu sealed unit double glazed windows to front and rear, PVCu sealed unit double glazed door to garden, coved cornice to smooth plaster ceiling, two radiators, TV point, feature fireplace with raised marble hearth and inset electric feature fire.

## KITCHEN/BREAKFAST ROOM 17'3" x 7'6" (5.26m x 2.29m)

PVCu sealed unit double glazed windows to front and side, smooth plaster ceiling, radiator, newly fitted fitted upgraded grey high gloss kitchen units comprising single drainer one and a half bowl sink unit with mixer tap inset work surface with cupboard

under, adjacent work surface with drawer and cupboard under, inset four ring induction hob with concealed extractor fan over, further work surface with cupboard and storage space under, plumbing for a washing machine and dishwasher, floor to ceiling unit housing double Neff oven, eight wall cupboards, cupboard concealing gas central heating boiler, pelmet lights, tiled splashbacks.

## EXTERIOR

### REAR GARDEN 30' x 30' approx. (9.14m x 9.14m approx.)

Ramp access from the lounge. Paved patio and path with flowers, shrubs, roses and lawn, shed, outside tap and light.

### FRONT GARDEN

Laid to lawn with shrub beds extending to flank and front, side access to rear, own driveway and parking for two cars to: -

## GARAGE

Electric up and over door, light and power, eaves storage, personal door to rear.

## 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 enquiries 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.

- NO CHAIN SALE
- THREE BEDROOMS
- LARGE LOUNGE
- HIGH GLOSS GREY KITCHEN
- WHITE BATHROOM SUITE
- PVCu DOUBLE GLAZED WINDOWS
- GAS FIRED CENTRAL HEATING
- ENCLOSED REAR GARDEN
- GARAGE AND DRIVE WAY PARKING
- FREEHOLD. COUNCIL TAX BAND D. EPC RATING D.

