



Peacock Lodge The Street, Woodham Ferrers , Essex CM3 8RQ  
£625,000

**Church & Hawes**

Est. 1977

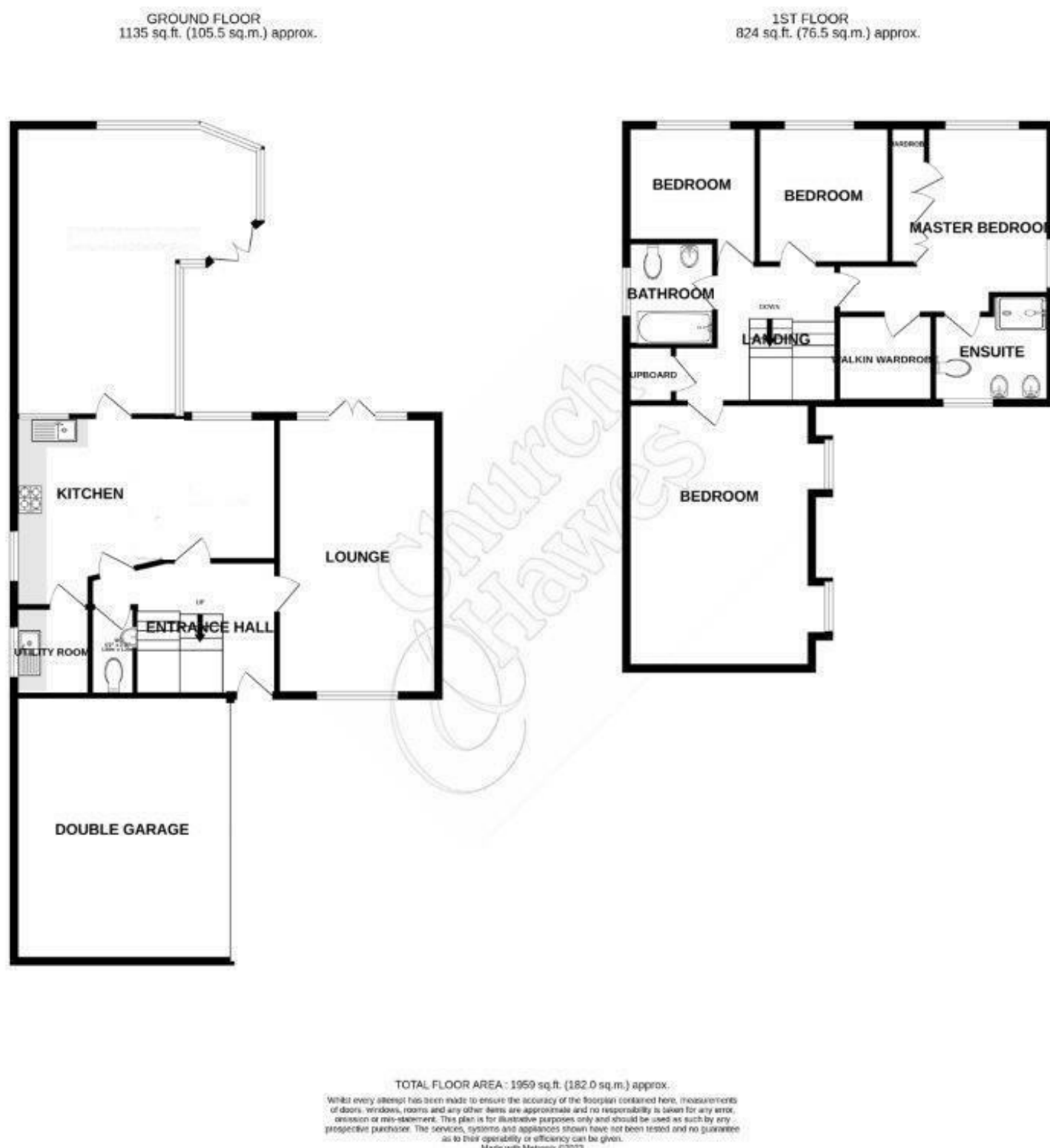
Estate Agents, Valuers, Letting & Management Agents



GUIDE PRICE £625,000 - £650,000. Presented to a high order is this attractive & individual family home. The property affords many features including a fantastic orangery style living room which overlooks the garden. Accommodation also includes a wonderful contemporary extensively fitted kitchen breakfast room. There is a double garage which lends itself to full or part conversion to further rooms, subject to the relevant consent. The property is located in a private turning of just three properties and within this favoured small village just a mile north of South Woodham Ferrers. Less than a mile away are many larger town facilities including a rail station providing access to London Liverpool Street. Woodham Ferrers affords it's own primary school. Energy rating D.







- FIRST FLOOR
- Master Bedroom 13'1 x 11' (3.99m x 3.35m)

En-Suite

Dressing Room

Bedroom Two 18' x 15'7 (5.49m x 4.75m)

Bedroom Three 9'7 x 9'3 (2.92m x 2.82m)

Bedroom Four 9'7 x 9' (2.92m x 2.74m)

Family Bathroom

Landing
- GROUND FLOOR
- Entrance Hall

Cloakroom

Lounge 19'4 x 11'3 (5.89m x 3.43m)

Kitchen Breakfast Room 18'7 x 13'4 (5.66m x 4.06m)

Utility Room

Orangery 20'3 x 16'3 (6.17m x 4.95m)

- EXTERIOR
- Located In a private turning of just three properties.

Front

Double Garage 18'3 x 16'9 (5.56m x 5.11m)

Rear Garden

Agents Notes

These particulars do not constitute any part of an offer o r contract. A ll measurements a r e approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We

have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.



