



Total area: approx. 1089.5 sq. feet

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Plan produced using PlanUp.



19 Westmarch, South Woodham Ferrers, Essex CM3 7AB

JUST REDUCED! Well presented four bedroom detached family home set within a pleasant mews location backing onto open fields. On the ground floor the property offers a spacious dual aspect lounge, good size kitchen/breakfast room, additional dining room plus cloakroom/W.C. The first floor features a master bedroom with en suite shower room, three additional bedrooms and a family bathroom. Externally, there are both front and rear gardens and a double garage with additional driveway parking. Highly recommended. Tenure: Freehold EPC rating: D Council Tax Band: E

Price £500,000



GROUND FLOOR

Entered via composite sealed unit double glazed door leading into hallway.

ENTRANCE HALL

Two PVCu sealed unit double glazed windows to side, wood flooring, coved cornice to textured ceiling, radiator, stairs to first floor with understair cupboard, doors to all ground floor rooms.

CLOAKROOM W.C

Obscure PVCu sealed unit double glazed window to front elevation, textured ceiling, radiator, wash hand basin with cupboard under, tiled splash backs, low level w.c, laminate flooring,

LOUNGE 19'5 x 10'8 (5.92m x 3.25m)

Dual aspect room with PVCu sealed unit double glazed window to front elevation, PVCu double glazed French style double doors leading to rear garden, brick built feature fire place, two radiators, coved cornice to textured ceiling.

DINING ROOM 10' x 9'1 (3.05m x 2.77m)

PVCu sealed unit double glazed window to front elevation, radiator, laminate flooring. coved cornice to textured ceiling.

KITCHEN/BREAKFAST ROOM 16'4 x 9'10 (4.98m x 3.00m)

Two PVCu sealed unit double glazed windows to rear elevations, also half PVCu sealed unit double glazed door to rear garden. Generous range of maple shaker style eye & base level units, laminate work surfaces with tiled splash backs incorporating peninsular bar, inset stainless steel sink unit with mixer tap, space for cooker with stainless steel extractor fan over, plumbing for washing machine & dishwasher, space for American style fridge freezer, ceramic tiled floor, radiator, coved to ceiling.

FIRST FLOOR

LANDING

Access to loft space, textured ceiling, doors to all first floor rooms.

BEDROOM ONE 12'11 x 12'7 (3.94m x 3.84m)

PVCu sealed unit double glazed window to front

elevation, radiator, coved cornice to textured ceiling, TV point, door to en suite shower room.

EN SUITE SHOWER ROOM

PVCu obscure sealed unit double glazed window to side elevation, textured ceiling, corner shower unit with glazed sliding screens, wash basin with cupboard under, low level w.c, fully tiled to walls, chrome towel rail.

BEDROOM TWO 10'11 x 9'1 (3.33m x 2.77m)

PVCu double glazed window to front elevation, textured ceiling, TV point, built in wardrobe, also built in airing cupboard, radiator.

BEDROOM THREE 10'2 x 8 (3.10m x 2.44m)

PVCu sealed unit double glazed window to rear elevation, radiator, textured ceiling, range of fitted wardrobes and units to one wall.

BEDROOM FOUR 7'5 x 6'8 (2.26m x 2.03m)

PVCu double glazed sealed unit window to rear elevation, textured ceiling, radiator, dimmer switch.

BATHROOM

Obscure PVCu sealed unit double glazed window, textured ceiling, heated towel rail, white vanity wash hand basin, low level w.c., P-shape bath with curved screen and mixer, shaver point, tiled walls.

EXTERIOR

FRONT

Shrub beds, side access to rear, own driveway and parking for four cars.

GARAGE

Two up and over doors, light and power, eaves storage.

REAR

Paved patio to lawn with shrub borders and beds, patio barbecue terrace.

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.

- FOUR BEDROOMS
- DUAL ASPECT LOUNGE
- DINING ROOM
- KITCHEN/DINER
- EN SUITE SHOWER ROOM
- GROUND FLOOR CLOAKROOM W.C
- PVCu DOUBLE GLAZED WINDOWS AND DOORS
- DOUBLE GARAGE
- FRONT AND REAR GARDENS
- FREEHOLD, EPC RATING: D COUNCIL TAX BAND: E

