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# Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents



## 3 Bridgend Close, South Woodham Ferrers, Essex CM3 5PD Price £385,000

Well presented three bedroom semi detached chalet style house situated within a pleasant cul de sac setting, convenient for the local rail station, shops and catchment of Woodville primary school, yet still accessible to the town center and secondary school. Features include an IMPRESSIVE MODERN OPEN PLAN KITCHEN/DINER with ADJACENT FAMILY ROOM, spacious lounge, modern white bathroom, PVCu double glazed windows, gas fired central heating, enclosed rear garden with GARAGE and off street driveway parking. Offered for sale with NO ONWARD CHAIN. Freehold. Council tax band C. EPC rating D





## ENTRANCE HALL

Entered via composite door into entrance hall, stairs to first floor with cupboards under, radiator, coved to ceiling, laminate flooring, doors to both kitchen and lounge.

## LOUNGE 13' x 10'9 (3.96m x 3.28m)

PVCu double glazed window to front elevation, coved to ceiling, laminate flooring, radiator, feature fireplace, double width opening to kitchen/diner.

## KITCHEN/DINER 16'11 x 10'10 (5.16m x 3.30m)

Generously fitted with a range of modern eye and base level units with co coordinating work surfaces, inset 1 1/2 bowl sink unit with mixer tap, inset gas hob with extractor hood over, plumbing for washing machine, integrated dish washer, PVCu double glazed window to rear elevation, double width opening to family room.

## FAMILY ROOM 10 x 10 (3.05m x 3.05m)

PVCu double glazed Bi Fold doors leading to rear garden, double glazed lantern light, two PVCu double glazed windows to side elevation, laminate flooring, electric panel heater.

## FIRST FLOOR

### LANDING

PVCu double glazed window to side elevation, access to loft, doors to all first floor rooms.

## BEDROOM ONE 12'9 x 10'4 (3.89m x 3.15m)

PVCu double glazed window to front elevation, built in wardrobe, radiator coved to ceiling.

## BEDROOM TWO 9'4 x 9'4 (2.84m x 2.84m)

PVCu double glazed window to rear elevation, built in wardrobe, radiator, coved to ceiling.

## BEDROOM THREE 6'5 x 9'4<6'8 (1.96m x 2.84m<2.03m)

PVCu double glazed window to front elevation, built in cupboard, radiator, coved to ceiling.

## BATHROOM

Three piece modern white suite comprising panel enclosed shower bath with mixer tap, mains power shower, fixed glazed shower screen, wash hand basin with drawers under, low level w.c, fully tiled to walls & floor, chrome heated towel rail, PVCu obscure double glazed window to rear elevation.

## EXTERIOR

### REAR GARDEN 20' (6.10m)

Commencing paved patio with the rest laid to lawn, perimeter fence, access to garage, driveway to side with front access gates.

## GARAGE

Up & over door, power and light connected

## FRONT

Extensive Herringbone style brick block driveway parking.

## 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.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, fixtures and appliances shown here are not shown and no guarantee as to their quantity or efficiency can be given. Made with Software 10/23

