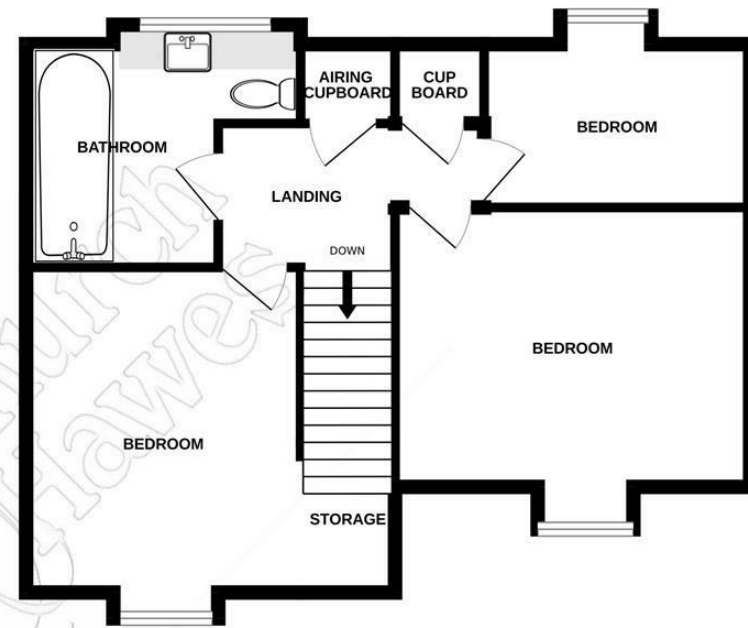
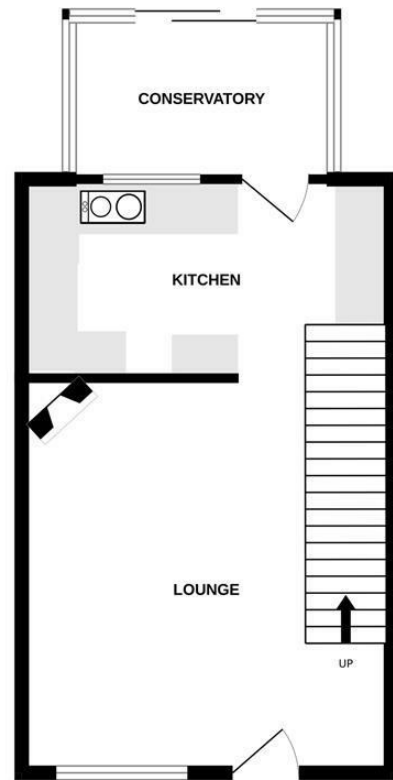


GROUND FLOOR

1ST FLOOR



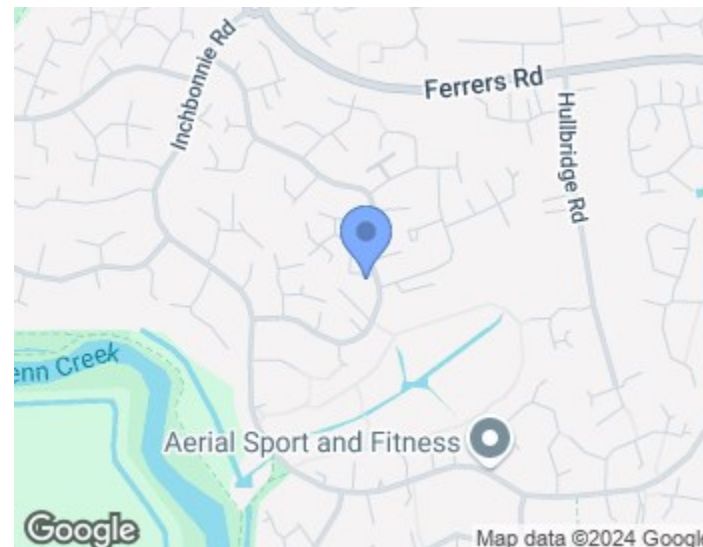
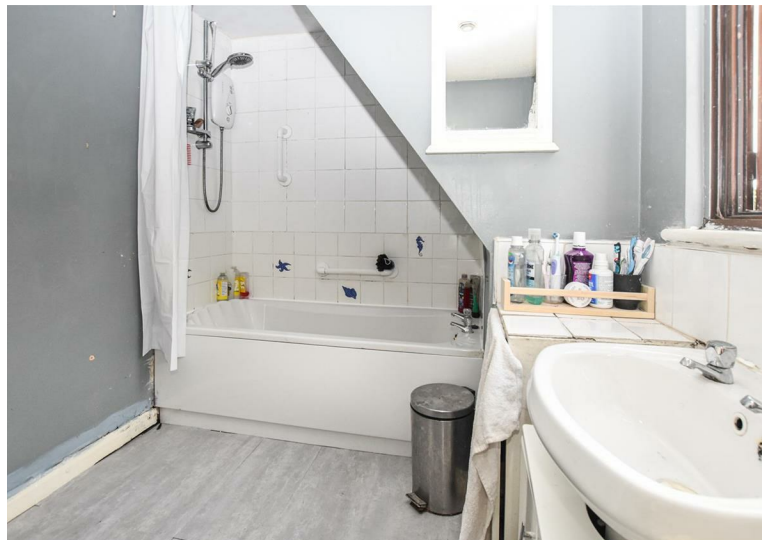
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 70 Gandalfs Ride, South Woodham Ferrers, CM3 5WS

A deceptively spacious 3 bedroom cottage style house situated in a popular residential area on the south west side of town, convenient for local amenities and still accessible to the town centre, local schools and rail station. The accommodation offers 3 bedrooms, bathroom with white suite, lounge with feature brick place, fitted kitchen with adjoining lean to conservatory over looking and enjoying the secluded south westerly facing garden and carport. Council tax band C. EPC RATING: E Tenure Freehold.

Price £310,000



## ACCOMMODATION

### FIRST FLOOR

#### LANDING

Textured ceiling, airing cupboard, doors to:

#### BEDROOM 15 x 11 (4.57m x 3.35m)

PVCu sealed unit double glazed cottage style dormer window to front, textured ceiling, storage radiator, laminate floor.

#### BEDROOM 11'10" < 8'6" x 11 (3.61m < 2.59m x 3.35m)

PVCu sealed unit double glazed cottage style dormer window to front, textured ceiling, display/storage recess, access to loft space via ladder with loose part boarding.

#### BEDROOM 11 x 7'4" (3.35m x 2.24m)

Secondary double glazed cottage style dormer window to rear, textured ceiling, laminate floor.

#### BATHROOM

Obscure secondary double glazed cottage style dormer window to rear, textured ceiling and smooth plaster ceiling, White bathroom suite comprising, low level WC, pedestal wash hand basin, bath with electric shower over, tiling to bath and shower area.

#### GROUND FLOOR

Cottage style entrance door to:

#### LOUNGE 12'7" x 11'10" (3.84m x 3.61m)

PVCu sealed unit double glazed window to front, smooth plaster and coved ceiling, storage radiator, feature brick place extending to cottage style room divider, open to:

#### KITCHEN 11'10" x 6'9" (3.61m x 2.06m)

Window rear and half glazed door to conservatory, smooth plaster ceiling, colonial style cream kitchen units comprising: Circular stainless steel sink bowl and drainer with mixer tap inset to work surface with cupboard and storage space under, plumbing for washing machine, adjacent double base and draw unit, 2 base and draw units form cooker recess, work surface with cupboard and storage space under, 9 eye level wall cupboards.

#### LEAN TO CONSERVATORY 9'7" x 7'6" (2.92m x 2.29m)

Glazed with double doors to garden.

#### OUTSIDE

##### FRONT

Lawn and parking, access to flank leading to carport and side access to rear garden.

##### CARPORT

##### REAR GARDEN

Patio to lawn, secluded with South Westerly aspect.

#### AGENTS NOTE

The housing market in South Woodham Ferrers is an attractive option for those looking to purchase a home. Located on the River Crouch, this charming town offers a variety of amenities and attractions that make it an ideal place to live. With its close proximity to London, there are plenty of job opportunities available as well as easy access to public transportation links. The housing market in South Woodham Ferrers is diverse with properties ranging from quaint cottages and traditional terraced houses through modern apartments and luxury homes; there's something for everyone here!

Property prices have been steadily rising over the past few years due mainly to demand outstripping supply; however, they remain relatively affordable compared with other areas within Essex or East Anglia.

Overall, South Woodham Ferrers provides prospective homeowners with great value for money when it comes to purchasing property in this area – whether you're looking for your first home or wanting somewhere more luxurious! With its excellent transport links into London coupled with all of the local amenities on offer nearby - not forgetting some stunning scenery along riverbank walks - living here could be just what you need if you're searching for your perfect new abode!

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.

- 3 BEDROOMS
- LOUNGE
- FITTED KITCHEN
- LEAN TO CONSERVATORY
- BATHROOM WITH WHITE SUITE
- CARPORT
- SECLUDED GARDEN
- POPULAR LOCATION
- FREEHOLD
- EPC: E - COUNCIL TAX: C

