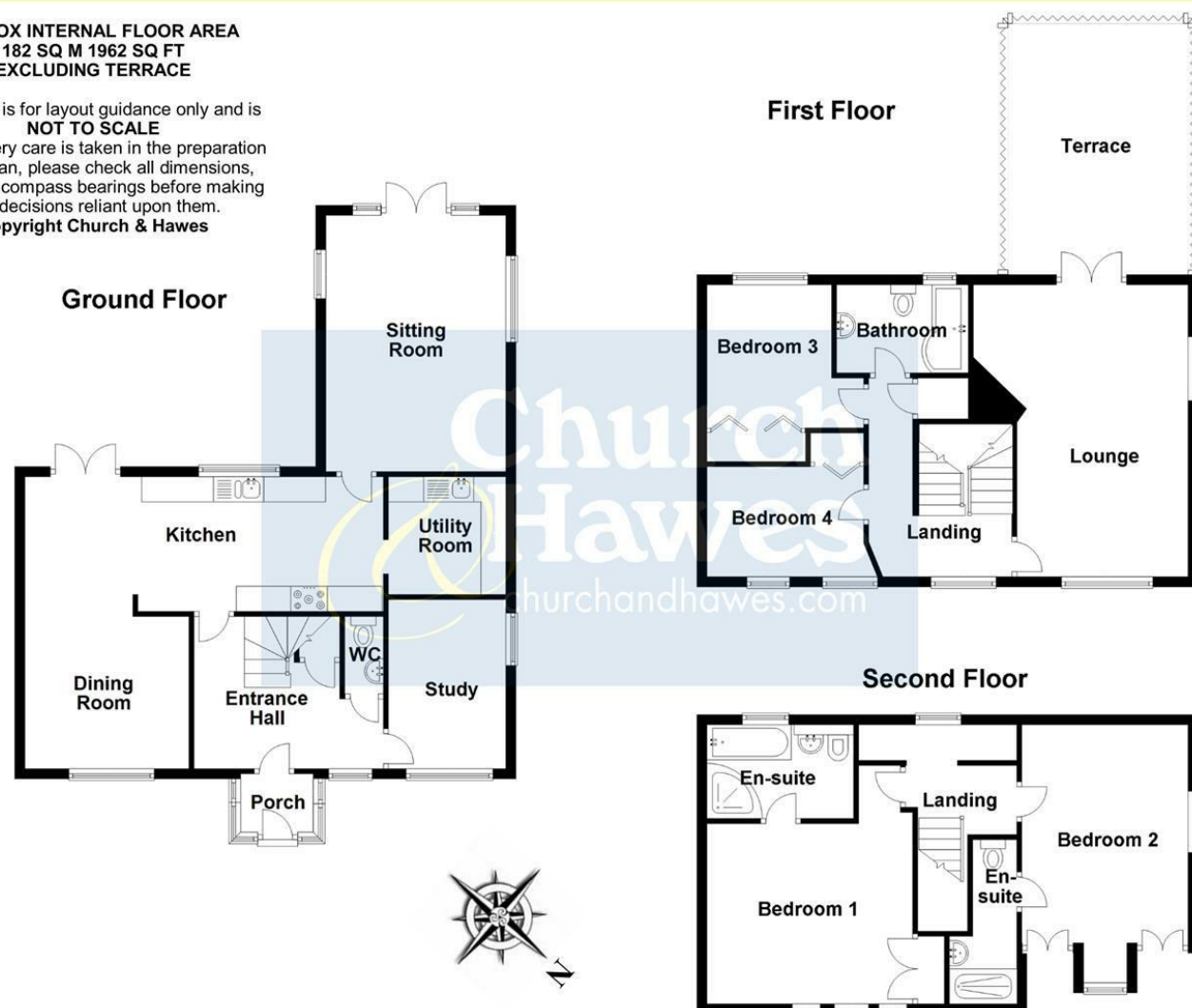


**APPROX INTERNAL FLOOR AREA**  
 182 SQ M 1962 SQ FT  
 EXCLUDING TERRACE

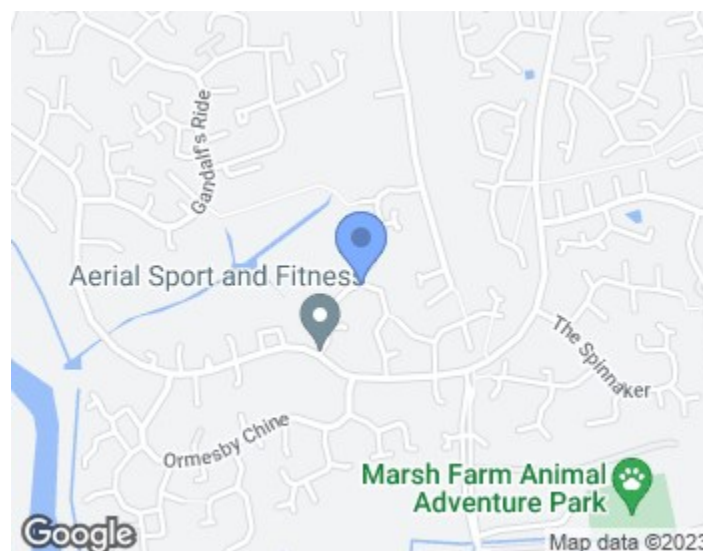
This plan is for layout guidance only and is  
**NOT TO SCALE**  
 Whilst every care is taken in the preparation  
 of this plan, please check all dimensions,  
 shapes & compass bearings before making  
 any decisions reliant upon them.  
 Copyright Church & Hawes



## 36 Drywoods, South Woodham Ferrers, CM3 5ZG

Set alongside the Wash Lands nature reserve offering beautiful unrestricted views from the elevated private terrace, we offer for sale this commanding detached four bedroom home being offered for sale for the first time in over two decades. Featuring a whole host of fine features to include, on the ground floor a modern fitted kitchen, with adjoining open plan dining room, further utility room plus spacious light and airy family room, study and cloakroom w.c. The first floor offers a triple aspect lounge with double doors leading out to the 17ft x 12ft terrace, family bathroom and bedrooms three and four. On the second floor you'll find the large master bedroom with its own en suite bathroom, plus an additional good size second bedroom again with en suite shower room. Externally, the rear garden offers a lawn plus decked area with hot tub, off road driveway parking for several vehicles plus detached stand alone garage. A remarkable property that must be viewed to appreciate the size, layout and location. EPC rating D. Council tax band E.

**Price £750,000**





**SECOND FLOOR**

**LANDING**

PVCu double glazed obscure window to rear.

**MASTER BEDROOM 14'1" x 12' (4.29m x 3.66m )**

Three PVCu sliding sash double glazed windows to front elevation, built-in double wardrobes, coved cornice to ceiling, door to: -

**EN-SUITE**

Panel enclosed bath, Quadrant shower unit, vanity unit incorporating wash hand basin, back to wall w.c., fully tiled to walls and floor, ladder rail radiator, PVCu double glazed obscure sliding sash window to rear.

**BEDROOM 2 14'4" x 11' (4.37m x 3.35m)**

Dual aspect room with PVCu double glazed sliding sash windows to front and side elevations, built-in storage cupboard, door to: -

**EN-SUITE**

PVCu obscure double glazed sliding sash window to rear, radiator, three piece suite comprising shower cubicle, vanity unit incorporating wash hand basin, low level w.c.

**FIRST FLOOR**

PVCu double glazed sliding sash window to front, built-in airing cupboard.

**LOUNGE 18'2" x 14' (5.54m x 4.27m)**

Triple aspect room with PVCu double glazed sliding sash window to front, also PVCu double glazed sliding sliding sash window to side with views over the wash, PVCu French doors to terrace, two wall mounted panel radiators, recess for fireplace with gas point.  
TERRACE: 17' x 12'6". Paved terrace with unrestricted views over the wash.

**BEDROOM 4 10'11" x 7' (3.33m x 2.13m)**

Two PVCu double glazed sliding sash windows to front, radiator, built-in double wardrobe.

**BEDROOM 3**

PVCu double glazed sliding sash window to rear,

coved cornice to ceiling with inset spotlights, two built-in double wardrobes.

**BATHROOM**

Three piece suite comprising panel enclosed bath, pedestal wash hand basin, low level w.c., fully tiled to walls, radiator, illuminated shaver point, obscure PVCu double glazed sliding sash window to rear.

**GROUND FLOOR**

Entered via glazed porch, door to: -

**ENTRANCE HALL**

Stairs to first floor, understair cupboard, radiator, wood laminate floor, ornate coving to smooth ceiling, inset spotlights, PVCu double glazed window to front.

**CLOAKROOM/W.C.**

Wash hand basin with tiled splashbacks, coved cornice to smooth ceiling, extractor fan.

**STUDY 11'3" x 7'6" (3.43m x 2.29m)**

Dual aspect room with PVCu double glazed window to side, also three PVCu sliding sash window to front, wood laminate floor, telephone point, ornate coved cornice to smooth ceiling with inset spotlights.

**KITCHEN/BREAKFAST ROOM 23'8" x 8'4" (7.21m x 2.54m)**

Refitted with a range of eye and base level beech units with spotlights under, laminate work surface with splashbacks, inset one and a half stainless steel sink unit with waste disposal and mixer tap, integrated dishwasher, concealed gas central heating boiler, space for Range cooker with stainless steel extractor fan over, coved cornice to smooth ceiling with inset spotlights, PVCu double glazed sliding sash window to rear, doors to utility room and family room.

**UTILITY ROOM 7'7" x 6'6" (2.31m x 1.98m)**

Beech style eye and base level units, laminate floor, stainless steel single drainer sink unit with mixer tap, plumbing for washing machine.

**FAMILY ROOM 16'10" x 12' (5.13m x 3.66m)**

Triple aspect room, two vertical radiators, ceramic tiled floor, coved cornice to smooth ceiling with inset spotlights, two PVCu double glazed windows to rear.

**DINING ROOM 10'9" x 9'8" (3.28m x 2.95m)**

PVCu double glazed sliding sash window to front, vertical radiator, laminate floor.

**EXTERIOR**

**REAR GARDEN**

Paved patio area, remainder laid to lawn, deck patio area, perimeter fence.

**GARAGE**

Up and over door, power and light.

**FRONT**

Parking for several vehicles.

**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

• FIRST FLOOR LOUNGE

• UNRESTRICTED VIEWS OVER THE  
WASHLANDS

• PRIVATE TERRACE

• FITTED KITCHEN

• SPACIOUS FAMILY ROOM

• STUDY

• DINING ROOM

• PVCU DOUBLE GLAZED SLIDING SASH  
WINDOWS

• GARAGE AND PRIVATE PARKING

