



Paul Mason Associates

Drywoods, South Woodham Ferrers, CM3 5ZG  
£500,000



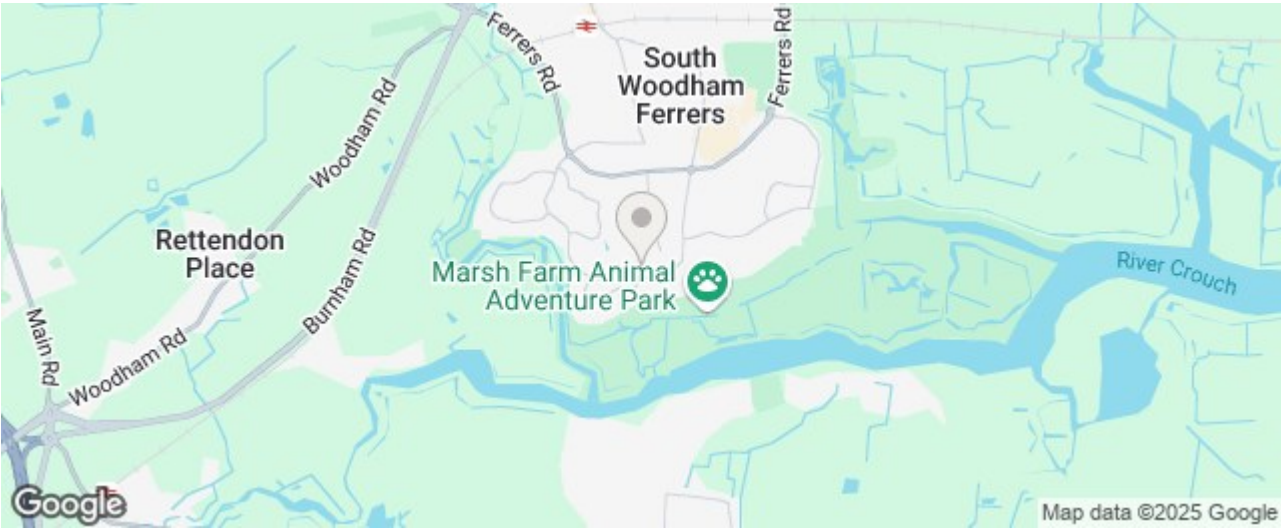
- Five Bedroom Town House
- Spacious Accommodation Throughout
- Kitchen/Breakfast Room
- Utility Room
- En-Suite to Bedroom One
- Family Bathroom & Shower Room
- Generous Rear & Side Garden
- Driveway
- Sought After Location & Road
- EPC - TBC

This well presented substantial five bedroom residence offers a versatile accommodation for a family. The accommodation comprises a hallway, reception room/bedroom five, shower room, utility room with access to the rear garden. To the first floor there is a landing providing access to a fitted kitchen, generous lounge/dining/family room with a balcony and iron spiral staircase descending to the rear garden. To the 2nd floor there is a landing providing access to bedroom one which benefits from a fitted en-suite, three further bedrooms and a fitted three piece bathroom suite.

Externally there is a block-paved driveway with parking for two vehicles to the front To the rear & side there is a large entertainment patio seating area with the remainder laid to lawn with various trees, flowers and shrubs. Viewing comes highly recommended to fully appreciate the size and standard of the accommodation on offer.

The property is located in South Woodham Ferrers, a small town surrounded by countryside. Within the town there is a nature reserve and beautiful walks along the River Crouch as well as boasting many amenities. To name a few, there is a library, sports centre, leisure centre with a swimming pool, parks, public houses, restaurants, supermarkets, The Call of The Wild Zoo and Marsh Farm. The town also benefits from a train station with London Liverpool Street being less than an hours travel time.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



## ACCOMMODATION

### GROUND FLOOR

#### Hallway

5.9m x 3.1m (19'4" x 10'2")

#### Shower Room

3.1m x 1.0m (10'2" x 3'3")

#### Bedroom Five/Reception Room

4.6m x 2.7m (15'1" x 8'10")

#### Integral Garage

2.7m x 2.5m (8'10" x 8'2" )

#### Utility Room

3.3m x 2.0m (10'9" x 6'6")

### FIRST FLOOR

#### Landing

3.0m x 2.0m (9'10" x 6'6" )

#### Lounge/Dining/Family Room

9.0m x 4.8m (29'6" x 15'8" )

#### Balcony

#### Kitchen

3.9m x 2.0m (12'9" x 6'6")

### SECOND FLOOR

#### Landing

4.9m x 2.0m (16'0" x 6'6")

#### Bedroom One

3.9m x 2.9m (12'9" x 9'6")

#### En-Suite

2.6m x 1.4m (8'6" x 4'7")

#### Bedroom Two

3.9m x 2.7m (12'9" x 8'10")

#### Bedroom Three

3.0m x 2.5m (9'10" x 8'2")

#### Bedroom Four

3.0m x 1.9m (9'10" x 6'2")

#### Family Bathroom

2.8m x 1.6m (9'2" x 5'2")

### EXTERIOR

#### Frontage

#### Rear Garden

#### Side Garden

#### Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas Central Heating

#### Viewings

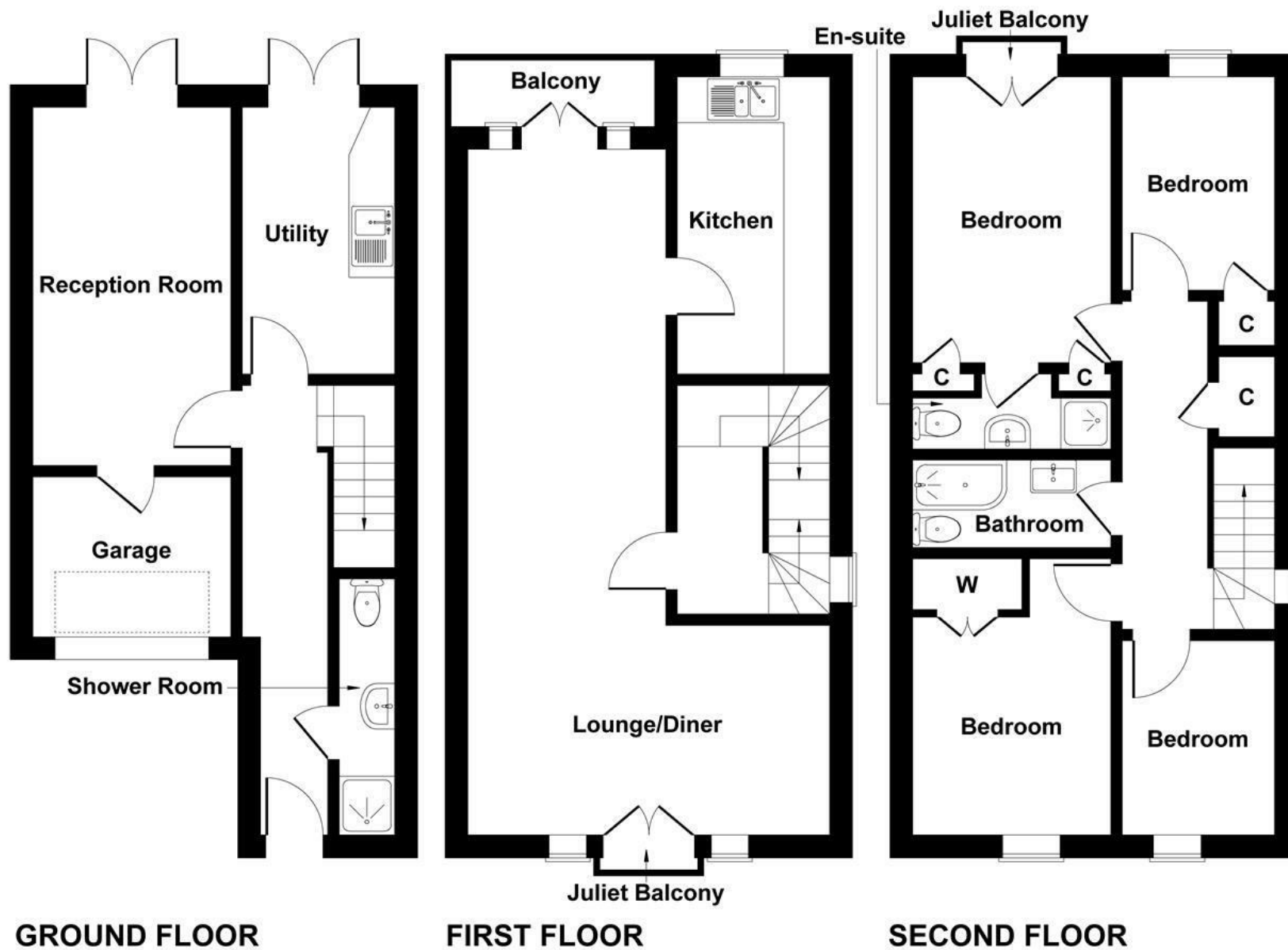
Strictly by appointment only  
through the selling agent Paul  
Mason Associates 01245  
382555.

#### Important Notices

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.

Should you be successful in having an offer accepted on a property through ourselves, then there is an administration charge of £25 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.

# 15 Drywoods, South Woodham Ferrers



Not to Scale. Produced by The Plan Portal 2024  
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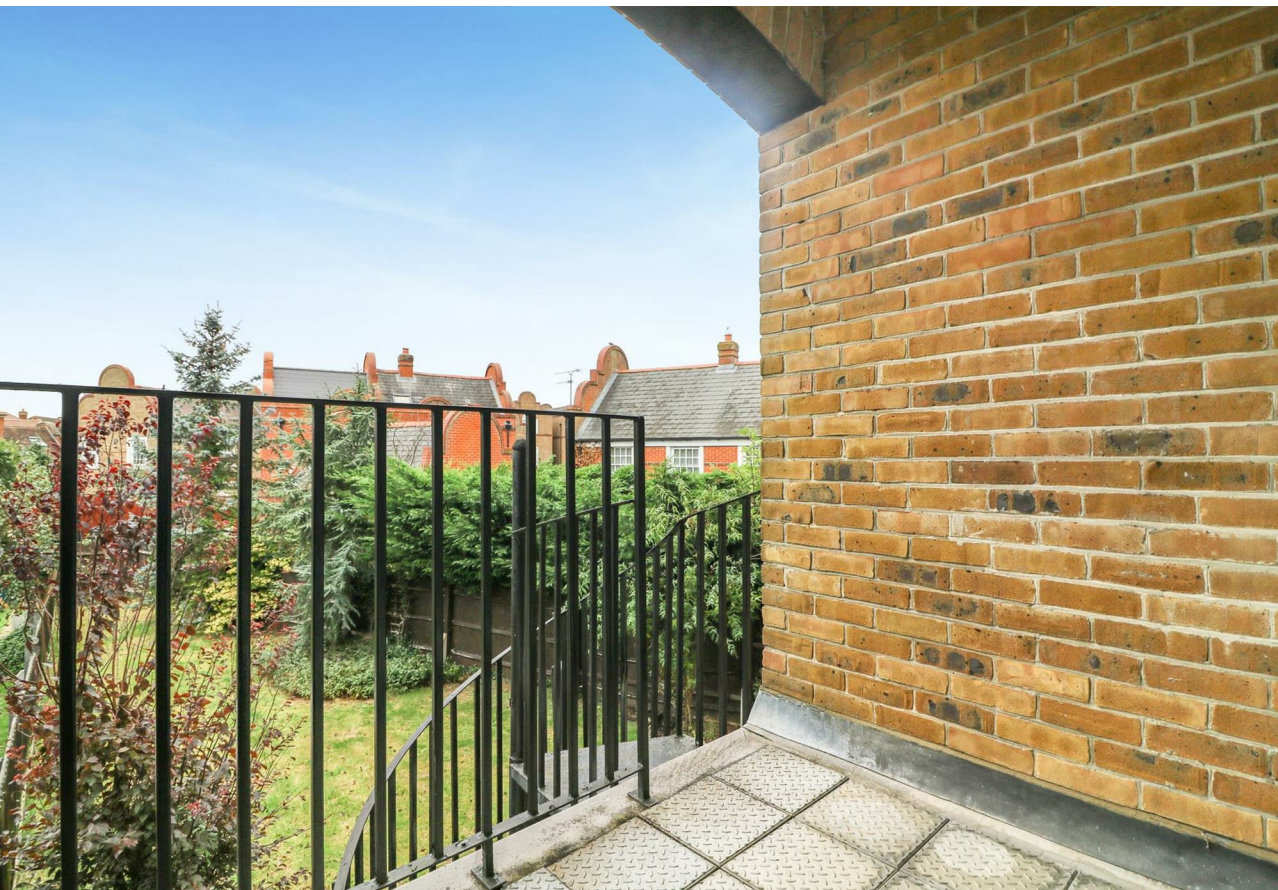
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