



4 Glendale, South Woodham Ferrers, Essex CM3 5TS Price £345,000

TO BE SOLD WITH NO UPWARD CHAIN OF SALES. Situated in a pleasant cul-de-sac location convenient for the local shops, rail station and catchment of Woodville primary school. Features include gas heating, PVCu double glazing, garage and driveway parking and West facing rear garden. The accommodation includes 3 bedrooms all with fitted furniture, shower room with white suite, lounge and separate dining room and fitted kitchen. EPC Rating: D. Council Tax Band: C. Tenure: Freehold.



ACCOMODATION

FIRST FLOOR

LANDING

PVCu sealed unit double glazed window to front, textured ceiling, access to loft space with light, doors to:

BEDROOM 1 12'9 x 10'8 (3.89m x 3.25m)

PVCu sealed unit double glazed window to rear, textured ceiling, radiator, fitted wardrobes and storage, airing cupboard, telephone point

BEDROOM 2 10'10 x 10'9 (3.30m x 3.28m)

PVCu sealed unit double glazed window to rear, textured ceiling, radiator, fitted wardrobes and storage, TV aerial.

BEDROOM 3

PVCu sealed unit double glazed window to front, textured ceiling, radiator, fitted wardrobes and storage, TV aerial.

SHOWER ROOM

PVCu sealed unit double glazed window to side, textured and covered ceiling, radiator, White suite comprising: Low level WC, pedestal wash hand basin, walk in shower cubicle with glazed screen and door, tiling to visible walls.

GROUND FLOOR

Half obscure PVCu sealed unit double glazed entrance door and side light to:

HALL

Textured ceiling, radiator, stairs rise to first floor, understairs cupboard with light, doors to:

KITCHEN 10'10 x 7'6 (3.30m x 2.29m)

PVCu sealed unit double glazed window to front and half sealed unit double glazed PVCu sealed unit double glazed door to flank, textured ceiling, laminate flooring, tiled to the rear of the work surface splash backs, fitted units comprising: Single drainer stainless steel sink unit with mixer taps inset to work surface, drawers cupboards and storage space under with plumbing for a washing machine, work surface and base unit form cooker recess with drawers, cupboards and storage space under, concealed extractor fane, 4 wall cupboards, wall mounted gas boiler serving heating and hot water systems, door to:

DINING ROOM 10'10 x 9'4 (3.30m x 2.84m)

PVCu sealed unit double glazed French doors to garden, textured and covered ceiling radiator, open to:

LOUNGE 13 x 10'7 (3.96m x 3.23m)

PVCu sealed unit double glazed window to rear, textured and covered ceiling, radiator, TV point, door to hall.

OUTSIDE

FRONT

Laid to lawn with own drive and parking for 1/2 cars, side access gate to rear garden

GARAGE

Up and over door, eves storage space, light and power.

REAR GARDEN

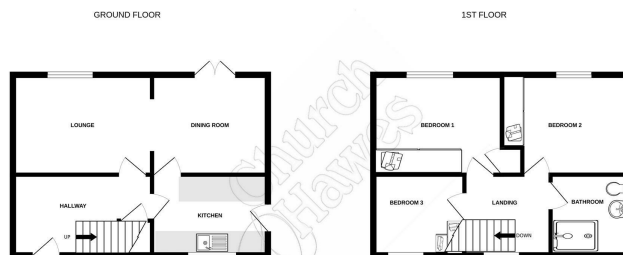
Secluded Westerly aspect. Patio to lawn with shrub borders, outside light.

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.



While every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of floor, window, doors and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. The plan is for illustrative purposes only and should be used in conjunction with the prospective purchaser. The vendor, agents and publishers make no claim to their accuracy and no guarantee as to their accuracy or efficiency can be given. Map will indicate correct.

