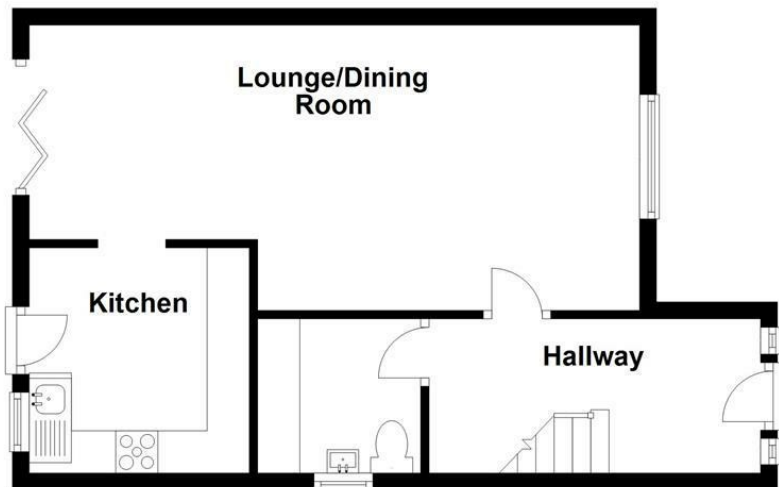
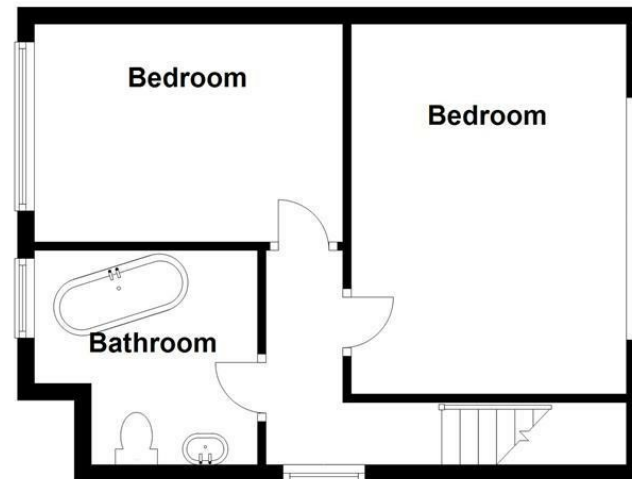


Ground Floor
Approx. 441.9 sq. feet



First Floor
Approx. 387.8 sq. feet



Total area: approx. 829.7 sq. feet

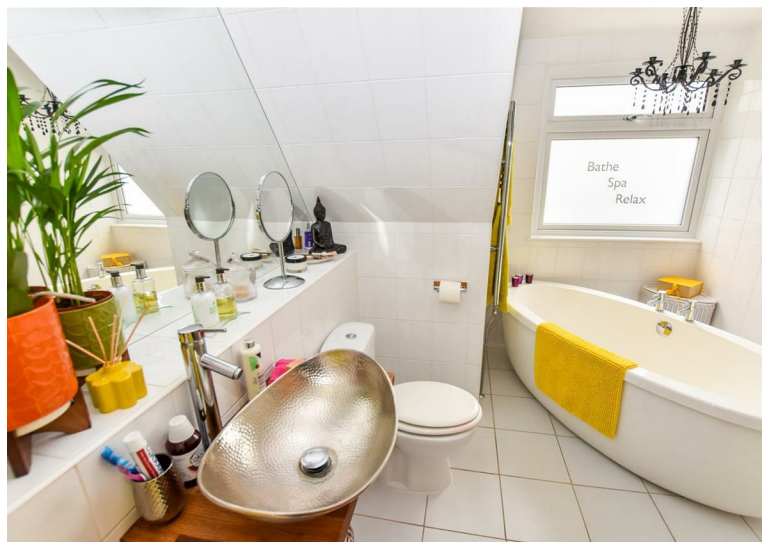
Produced by Property Trader 01245 323355 Disclaimer: All floorplans are provided for informational and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way warrant the accuracy of the floorplan information and the floorplan layout and measurements may contain errors and omissions. We are not liable for and do not accept any liability relating to any loss or damage suffered as a direct or indirect result of use of any information You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your full requirements.
Plan produced using PlanUp.



Fairview Old Wickford Road, South Woodham Ferrers, Essex CM3 5QS

Beautifully presented versatile semi detached family home situated within a private location, whilst being close to shops, Woodville primary school, medical center and train station. Featuring a spacious lounge diner, modern fitted kitchen, utility room/W.C, two double bedrooms plus bespoke luxury bathroom. Externally the property provides the wow factor with its amazing south facing rear garden, featuring a newly constructed composite raised deck area perfect for those long hot summer days and nights. With the addition of a practical work from home office plus detached garage and driveway parking for several vehicles. Great potential to extend (s.t.p) Rarely does this type of property become available for sale, so don't hesitate to book a viewing.
Energy rating: E Council tax band: D

£475,000



GROUND FLOOR

Entered via composite door with PVCu obscure glazed side panels, leading into entrance hall.

ENTRANCE HALL

Parquet flooring, stairs to first floor with cupboard under, radiator with custom made cover, smooth ceiling, doors to lounge and utility room W.C

UTILITY ROOM W.C 6'4 x 5'10 (1.93m x 1.78m)

Fitted with a range of white High gloss eye & base level units, wall mounted tower unit, laminate work surface, tiling to walls and floor, low level w.c, wash hand basin, PVCu obscure double glazed window to side elevation. chrome heated towel rail.

LOUNGE/DINER 23'8 x 11'8 (7.21m x 3.35m)

Dual aspect room with PVCu double glazed window to front elevation with colonial style shutters, parquet flooring, brick built feature fireplace with gas fire, modern verticle radiator, coved to smooth ceiling, PVCu Bi Fold doors leading to rear garden, door to kitchen.

KITCHEN 9'1 x 8'10 (2.77m x 2.69m)

PVCu double glazed window and door to rear elevation, range of hi gloss eye & base level units with co ordinating work surfaces, inset sink unit with mixer tap, space for 900 mil range style cooker with extractor hood over, integrated dish washer, integrated fridge/freezer, ceramic tiled floor, coved to smooth ceiling.

FIRST FLOOR

LANDING

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

BEDROOM ONE 12'5 x 10'10 (3.78m x 3.30m)

PVCu double glazed window to front elevation, with colonial style shutters, range of custom made fitted wardrobes comprising two double wardrobes, two single wardrobes, radiator, coved to smooth ceiling.

BEDROOM TWO 12'10 x 8'9 (3.91m x 2.67m)

PVCu window to rear elevation, built in airing cupboard, radiator, coved to smooth ceiling.

BATHROOM

PVCu obscure double glazed window to rear elevation, modern white suite comprising stand alone bath, free standing silver wash hand basin with wood base & chrome mixer tap, corner shower cubicle, low level w.c, fully tiled to walls and floor with large inlaid mirror, chrome heated towel rail,

EXTERIOR

REAR GARDEN 45'x 32' (13.72mx 9.75m)

Well tendered rear garden commencing with paved patio area, remainder laid to lawn, further circular patio, large raised composite decked area with pergola over, authentic Spanish barbecue, flower and shrub beds, perimeter fence.

SUMMER HOUSE/TIMBER OFFICE 12'7 x 8'8 with power & light connected.

GARAGE

Detached garage with up & over door power & light connected.

FRONT

Approached via five bar gate, extensive driveway parking with perimeter fencing.

AGENTS NOTES

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.

- TWO BEDROOMS
- DESIRABLE LOCATION
- MODERN FITTED KITCHEN
- UTILITY ROOM W.C
- LUXURY BATHROOM SUITE
- GAS FIRED CENTRAL HEATING
- GARAGE & OUTSIDE OFFICE
- LANDSCAPED REAR GARDEN
- EXTENSIVE DRIVEWAY PARKING
- EPC RATING E COUNCIL TAX BAND D FREEHOLD

