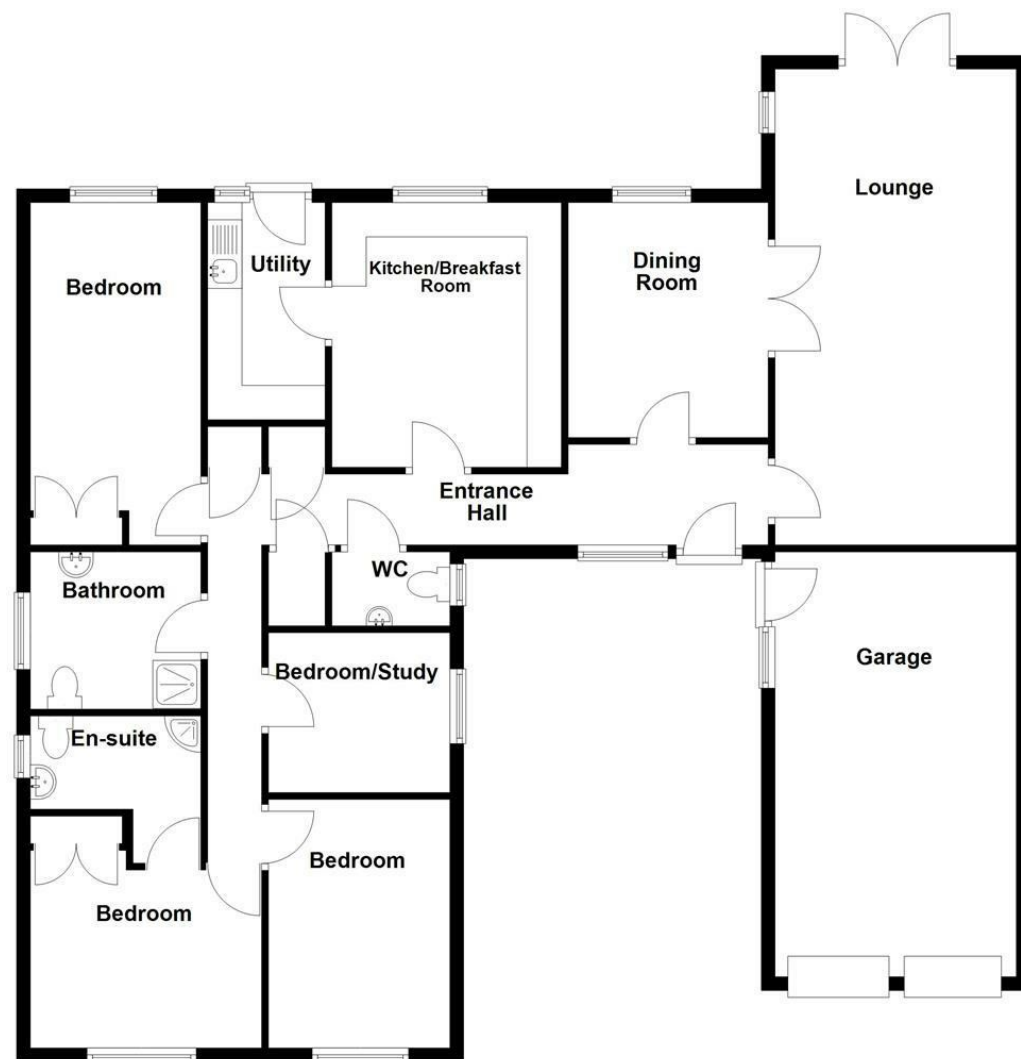


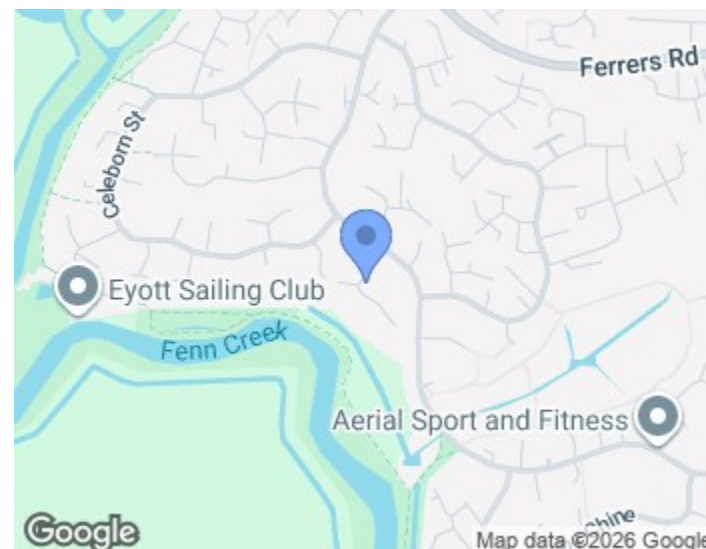
Ground Floor



## 3 Bywater Road, South Woodham Ferrers, Essex CM3 7AJ

Offered for sale with no onward chain. Fully detached four bedroom bungalow set within the prestigious Bovis Homes Gladebrook development, situated just a stones throw from the River Crouch allowing pleasant countryside walks. This particular home features a courtyard entrance, spacious lounge, separate dining room, kitchen/breakfast room plus adjacent utility room. Other benefits include main bedroom with en suite shower room, further shower room, and a PVCu double glazed conservatory overlooking the 55ft rear garden. A double garage with driveway parking completes this bungalow. Viewing is advised to appreciate the accommodation offered. Freehold, council tax band F. EPC rating C

**Price £665,000**





ACCOMMODATION

GROUND FLOOR

PVCu double glazed door into 'L' shaped hallway.

HALLWAY

Built-in cupboard housing hot water cylinder, two further storage cupboards.

LOUNGE 22'9" x 11'2" (6.93m x 3.40m)

Triple aspect room with PVCu double glazed sliding patio doors to rear, PVCu double glazed window to side, feature fireplace, two radiators, glass double doors into: -

DINING ROOM 11'5" x 9'5" (3.48m x 2.87m)

Double radiator, double doors to conservatory.

CONSERVATORY 13'8" x 9'6" (4.17m x 2.90m)

Polycarbonate roof, fan light, brick built base, ceramic tiled floor, wall mounted electric heater.

KITCHEN 12'10" x 11' (3.91m x 3.35m)

PVCu double glazed window to rear, eye and base level units.

UTILITY ROOM 10'6" x 6'3" (3.20m x 1.91m)

Replacement gas central heating boiler, eye and base level units, PVCu double glazed door and window.

CLOAKROOM/W.C.

PVCu double glazed window to side, low level w.c., wash hand basin, chrome heated towel rail.

BEDROOM 1 11' x 12' (3.35m x 3.66m)

PVCu double glazed window to front, double radiator, fitted wardrobes to walls, door to en-suite.

EN-SUITE

Quadrant shower cubicle, wash hand basin, back to wall w.c., PVCu double glazed window to side.

BEDROOM 2 16'5" x 7'5" (5.00m x 2.26m)

PVCu double glazed window to rear, wall mounted double wardrobe, radiator.

BEDROOM 3 16' x 8'8" (4.88m x 2.64m)

PVCu double glazed window to front, double radiator, range of fitted wardrobes to two walls.

BEDROOM 4 8'8" x 7'8" (2.64m x 2.34m)

PVCu double glazed window to side, radiator.

SHOWER ROOM

PVCu double glazed window to side, refitted suite comprising shower cubicle, vanity unit with cupboard, low level w.c., tiled to walls.

EXTERIOR

REAR GARDEN 33' x 55' (10.06m x 16.76m)

Gate to side, courtesy door to garage.

DOUBLE GARAGE

Up and over door with roller shutter doors, door to side.

AGENTS NOTE

Agents Note & Money Laundering & Referrals

AGENTS NOTE: These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there is no delay in agreeing a sale

REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the

process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

- OFFERED FOR SALE WITH NO OWARD CHAIN
- DETACHED FOUR BEDROOM BUNGALOW
- FITTED KITCHEN WITH ADJACENT UTILITY ROOM
- LOUNGE & SEPERATE DINING ROOM
- PVCu DOUBLE GLAZED CONSERVATORY
- SHOWER ROOM
- MAIN BEDROOM WITH EN SUITE
- 55 ft REAR GARDEN
- DOUBLE GARAGE
- FREEHOLD, COUNCIL TAX BAND F. EPC RATING TBC.

