



GARAGE



1ST FLOOR



4 BEDROOM DETACHED HOUSE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for indicative purposes only and should be used as such by any prospective purchaser. The services, structures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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2 Roding Leigh, South Woodham Ferrers, CM3 5JZ

Fully detached four bedroom detached family home, set on a corner plot, conveniently situated just a short walk to the town center with both primary & secondary schools close by. The property features a spacious dual aspect lounge, modern open plan kitchen & dining room with integrated appliances, main bedroom with en suite shower room, plus family bathroom and ground floor cloak room w.c. Externally the home offers a secluded low maintenance rear garden with double garage and allocated parking. Other features include PVCu double glazing through out plus gas fired central heating. Freehold, Council tax band E, EPC rating C



Price £475,000

GROUND FLOOR

Entered via composite door to: -

ENTRANCE HALL

Stairs to first floor, cupboard under stairs, Porcelain flooring, radiator, smooth ceiling.

W.C.

Back to wall w.c., wash hand basin with cupboard under, porcelain tiles to floor, electric heater, PVCu double glazed window to front.

LOUNGE 18'5" x 9'5" (5.61m x 2.87m)

PVCu double glazed bay window to front, PVCu double glazed French style doors to rear garden, double radiator, smooth ceiling.

KITCHEN 12' x 8' (3.66m x 2.44m)

Open plan to dining room, PVCu double glazed window to rear, range of eye and base units, porcelain flooring, integrated double oven, inset halogen hob with extractor hood over, integrated fridge freezer, dishwasher, plumbing for washing machine.

DINING ROOM 18'6" x 8'3" (5.64m x 2.51m)

Triple aspect room, PVCu double glazed window to front, PVCu double glazed side, double glazed French doors to rear garden.

FIRST FLOOR

LANDING

PVCu double glazed window to front, radiator.

BEDROOM ONE 11' x 9'8 (3.35m x 2.95m)

PVCu double glazed window to rear elevation, radiator, door leading to en suite shower room.

EN-SUITE SHOWER ROOM

Shower with glazed door, wash hand basin with cupboard under, low level w.c., extractor, chrome heated towel rail, porcelain tiled floor.

BEDROOM TWO 15'3" x 9'2" (4.65m x 2.79m)

Two PVCu double glazed windows to front, radiator.

BEDROOM THREE 10'7" x 8'3" (3.23m x 2.51m)

PVCu double glazed window to front, radiator, smooth ceiling.

BEDROOM FOUR 9'6" x 8'4" (2.90m x 2.54m)

PVCu double glazed window to rear, radiator, smooth ceiling.

BATHROOM 8'2" x 8' (2.49m x 2.44m)

PVCu double glazed window to rear, white suite comprising panel enclosed bath, twin wash hand basin with cupboards under, low level w.c., porcelain tiled floor, extractor, chrome heated towel rail.

EXTERIOR

REAR GARDEN 36' x 34' approx. (10.97m x 10.36m approx.)

Low maintenance rear garden with two raised patio areas, 4G lawn, perimeter fence and wall, side gate to front also, gate leading to double garage.

GARAGE

Two up and over doors, light and power.

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.

- FOUR BEDROOM DETACHED HOUSE
- SPACIOUS DUAL ASPECT LOUNGE
- OPEN PLAN MODERN KITCHEN/DINER
- GROUND FLOOR CLOAKROOM W.C
- MAIN BEDROOM WITH EN SUITE SHOWER ROOM
- MODERN FAMILY BATHROOM
- CORNER PLOT
- DOUBLE GARAGE
- CONVENIENT FOR TOWN CENTER, SCHOOLS AND TRAIN STATION
- FREEHOLD, EPC RATING: C - COUNCIL TAX BAND E

