



## 21A King Edwards Road, South Woodham Ferrers, CM3 5PQ

Offered for sale with no onward chain. Fully detached three bedroom bungalow conveniently situated just a short walk from the train station, local shops and medical center. This spacious well presented property featuring a good size lounge, modern fitted kitchen, additional utility room, three piece bathroom suite, main bedroom with spacious modern en suite shower room. Externally the home offers an 80ft rear garden, plus garage and extensive off road driveway parking. Freehold, council tax band E. EPC rating C



Price £575,000

## GROUND FLOOR

PVCu door to: -

## HALLWAY

L-shape hallway, radiator, double doors to lounge, doors to further rooms.

## BEDROOM ONE 14'1" x 10'8" (4.29m x 3.25m)

Dual aspect room with PVCu double glazed windows to front and side elevations with secondary glazing, radiator, fitted bedroom furniture incorporating wardrobes, doors leading to: -

## EN-SUITE SHOWER ROOM 10'7" x 4'8" (3.23m x 1.42m)

Modern suite comprising 1300 mil shower unit with glazed screen, fixed sunflower style shower head plus flexible shower attachment, wash hand basin with cupboard under, back to wall w.c., PVCu double glazed window to side, chrome heated towel rail, majority tiled to walls.

## BEDROOM TWO 8'8" x 8' (2.64m x 2.44m)

PVCu double glazed window to side, further secondary glazing, built-in triple wardrobe, radiator.

## BEDROOM THREE 8' x 8'9" (2.44m x 2.67m)

PVCu double glazed bay window to side with further secondary glazing, built-in triple wardrobe, radiator.

## BATHROOM

Three piece white suite comprising panel enclosed bath, pedestal wash hand basin, low level w.c., ceramic tiled floor, PVCu double glazed window to side, built-in airing cupboard housing hot water cylinder.

## UTILITY ROOM 8'9" x 5'6" (2.67m x 1.68m)

PVCu double glazed door to side, laminate work surface, inset stainless steel sink unit, Vaillant boiler over, plumbing for washing machine, space for tumbler drier, ceramic tiled floor.

## KITCHEN 9'9" x 8'9" (2.97m x 2.67m)

PVCu double glazed window to side, eye and base level units, laminate work surface, half bowl sink unit with mixer tap, integrated oven, grill, halogen hob, extractor hood over, integrated dishwasher, ceramic tiled floor.

## LOUNGE 21'1" x 12'10" (6.43m x 3.91m)

PVCu double glazed French style door to rear garden, feature fireplace, coved cornice to textured ceiling, two radiators.

## EXTERIOR

## REAR GARDEN 80' approx. (24.38m approx.)

Paved patio with remainder laid to lawn, shrub and flower beds, gate to side, courtesy door to garage.

## GARAGE

Up and over door with 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.

- DETACHED THREE BEDROOM BUNGALOW
- SPACIOUS LOUNGE
- FITTED KITCHEN
- UTILITY ROOM
- THREE PIECE WHITE BATHROOM SUITE, PLUS EN SUITE SHOWER ROOM
- 80 FT REAR GARDEN
- NO ONWARD CHAIN
- GARAGE & EXTENSIVE DRIVEWAY PARKING
- CLOSE TO TRAIN STATION
- FREEHOLD, COUNCIL TAX BAND EPC RATING C

