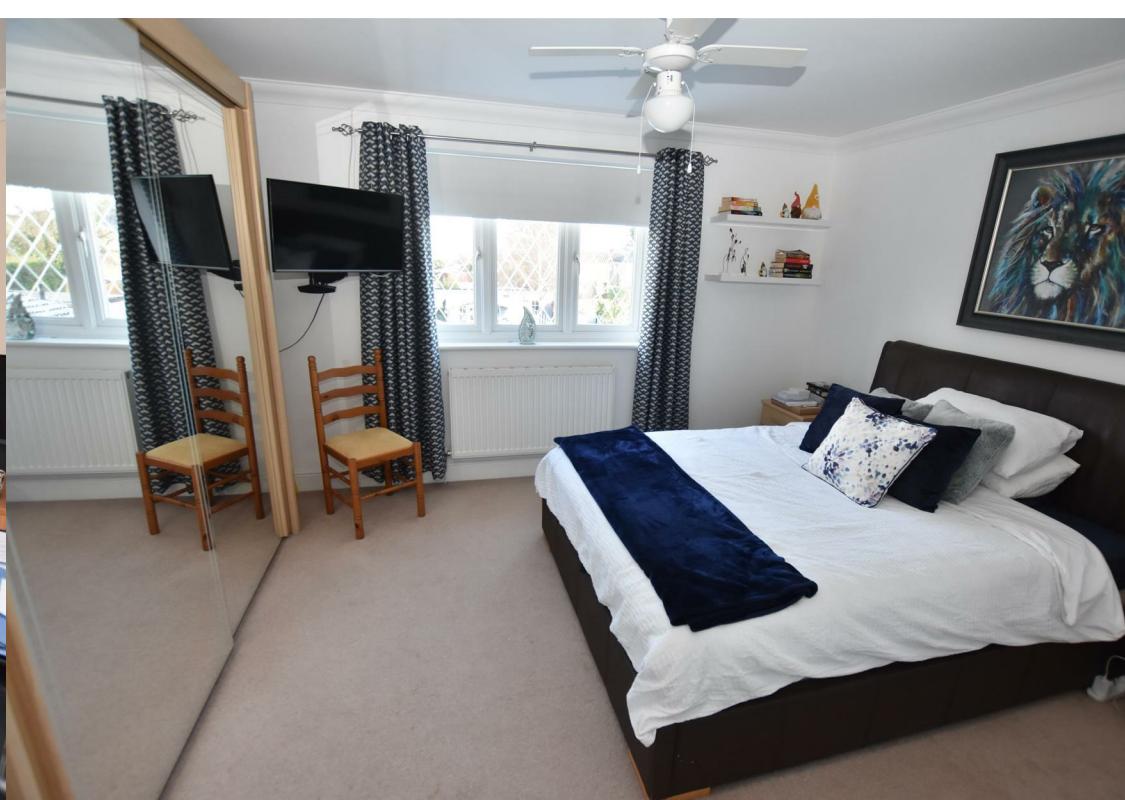


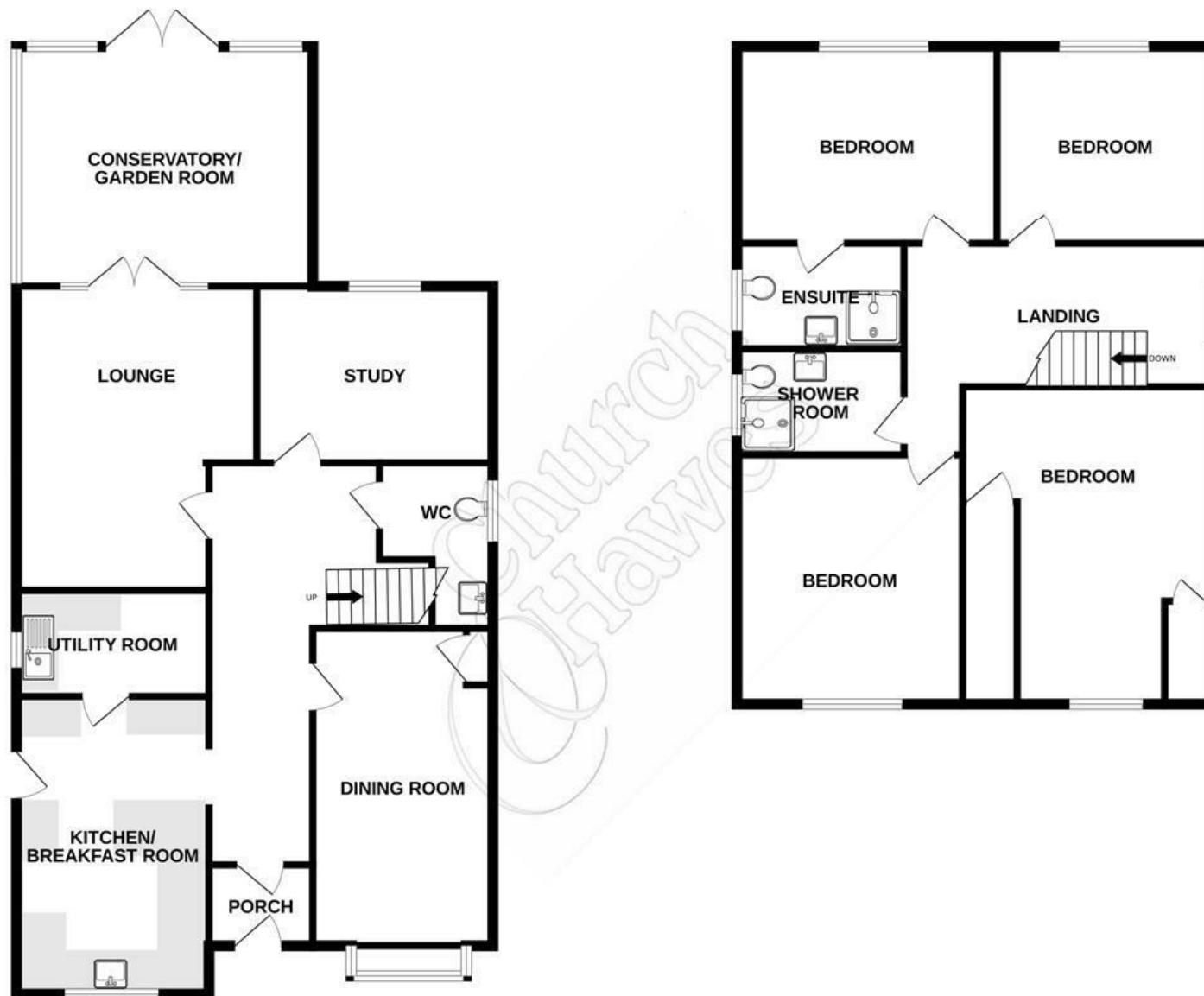


99a Hullbridge Road, South Woodham Ferrers , Essex CM3 5LJ  
O.I.E.O £650,000

**Church & Hawes**  
Est. 1977  
Estate Agents, Valuers, Letting & Management Agents

A fantastic opportunity has arisen to acquire this impressive individual 4 bedroom detached 'bespoke architecturally designed' family home boasting a large plot with a 120' rear garden, conveniently situated just a short walk from the rail station, local shops and schools, yet easily accessible to the town centre. The accommodation comprises 4 large double bedrooms with ensuite to the main bedroom, family shower room and ground floor cloaks all with white suites, comprehensively fitted white kitchen with black quartz work surfaces and adjoining utility room to compliment, dining room, study and lounge leading to the impressive garden room conservatory overlooking and enjoying the 120' rear garden with summer house and workshop with light and power, to the front elevation there is parking for numerous cars, all with PVCu quality windows, high standard of decorative presentation throughout and smooth plaster ceilings. MUST BE SEEN. Council Tax Band: F. EPC: C - Tenure: Freehold.





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 illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## FIRST FLOOR

### LANDING

Obscure PVCu sealed unit double glazed window to side, radiator, coved cornice to smooth plaster ceiling, LED lights, access to loft space via ladder with boarding and light, airing cupboard with light and gas 'combi' boiler serving hot water and heating, doors to:

### BEDROOM 1 14' x 11' (4.27m x 3.35m)

PVCu sealed unit double glazed window to rear, coved cornice to smooth plaster ceiling, radiator, TV point, door to:

### EN-SUITE

Obscure PVCu sealed unit double glazed window to side, smooth plaster ceiling, halogen downlights, extractor fan, heated ladder towel rail, white suite comprising vanity wash hand basin and tiled splashbacks, low level w.c., walk-in shower with aqua board splashbacks, glazed doors and screen, laminate floor, illuminated mirror.

### BEDROOM 2 13'5" x 10'3" (4.09m x 3.12m)

PVCu sealed unit double glazed window to front, coved cornice to smooth plaster ceiling, radiator.

### BEDROOM 3 15'4" x 14 max (4.67m x 4.27m max)

PVCu sealed unit double glazed window to front, coved cornice to smooth plaster ceiling, radiator, eaves storage cupboards and wardrobe.

### BEDROOM 4 11 x 8'11 (3.35m x 2.72m)

PVCu sealed unit double glazed window to rear, coved cornice to smooth plaster ceiling, radiator.

### SHOWER ROOM

Obscure PVCu sealed unit double glazed window to side, smooth plaster ceiling, LED downlights, chrome ladder towel rail, white vanity wash hand basin, low level w.c., walk-in shower with glazed screens and door, tiled walls and floor, illuminated mirror.

### GROUND FLOOR

Composite sealed unit double glazed entrance door to: -

### PORCH

Coved cornice to smooth plaster ceiling, LED downlights, multi pane glazed door to:

### HALL

Coved cornice to smooth plaster ceiling, LED downlights, radiator, stairs rise to first floor with LED step lights, understairs cupboard, doors to:

### CLOAKROOM

Obscure PVCu sealed unit double glazed window to side, coved

## 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.

cornice to smooth plaster ceiling, LED lights, chrome towel rail, white vanity wash hand basin, low level w.c., tiled visible floor, half tiled walls, illuminated mirror.

### KITCHEN 15'6 x 10'1 (4.72m x 3.07m)

PVCu sealed unit double glazed window to front, smooth plaster ceiling, LED down lights, laminate flooring, tiled splash backs to work surfaces, luxuriously fitted white kitchen with black quartz worksurfaces comprising, one and a half bowl underslung stainless steel sink unit with mixer taps, cupboards and integrated dishwasher under, adjacent work surface with cupboards drawers and carousel pull out racking, extending to breakfast bar, single base unit with and carousel pull out racking, double base unit with integrated freezer and cupboard under, double base and drawer unit, double floor to ceiling larder cupboard, stainless steel extractor fan, 12 wall cupboards with pelmet lights, kick space heater, door to:

### UTILITY ROOM 10'8 4'9 (3.25m 1.45m)

PVCu sealed unit double glazed window to side, coved cornice to smooth plaster ceiling, LED lights, laminate floor, continuation of kitchen units comprising, single drainer stainless steel sink unit with mixer taps inset to work surface with cupboard under, adjacent work surface with storage space under for washing machine and tumble drier, 4 wall cupboards and tiled splash backs.

### DINING ROOM 15'6 x 10'6 (4.72m x 3.20m)

PVCu sealed unit double glazed bay window to front, coved cornice to smooth plaster ceiling, radiator, utilities cupboard.

### STUDY 11'8 x 10'10 (3.56m x 3.30m)

PVCu sealed unit double glazed window to rear, coved cornice to smooth plaster ceiling, LED lighting, radiator.

### LOUNGE 17'9 x 14 (5.41m x 4.27m)

PVCu sealed unit double glazed French doors to conservatory and side lights, coved cornice to smooth plaster ceiling with LED downlights, radiator, dimmer switches, Raised inset log burner with tiled surround and raised display plinth under.

### CONSERVATORY 15'4 x 14'5 (4.67m x 4.39m)

PVCu sealed unit double glazed to all aspects, blue glass roof, dwarf walls, laminate floor, underfloor heating, double doors to garden.

### REAR

Paved patio to lawn with flower and shrub borders and beds, summerhouse with reverse garden/log store, large workshop with light, power and PVCu windows and doors, outside tap.

### FRONT

Block paved and parking for numerous cars, side access to rear, lawns and trees.

### AGENTS NOTE

