



12 Windward Way, South Woodham Ferrers, Essex CM3 5YU

Set within one of South Woodham Ferrers' premier roads this exceptional home should be the top of any discerning buyers wish list. Occupying a generous size plot this particular home has been lovingly cared for by the owner, and improved by way of a modern fitted kitchen/breakfast room with integrated appliances, the bathroom and ground floor w.c have also been updated. The spacious lounge features an adjacent conservatory, plus en suite bathroom to main bedroom. Externally the property offers good size well tended front and rear gardens, plus extensive driveway parking and large double garage which could be converted to provide additional accommodation (subject to planning). This property presents a wonderful opportunity for those looking to settle in a vibrant and family-friendly neighbourhood. With its generous living space and prime location, this house is not to be missed. Come and experience the charm of Windward Way for yourself. Freehold, Council tax band F, EPC rating D

Price £625,000



FIRST FLOOR

BEDROOM ONE 12'2" x 10'9" (3.71m x 3.28m)

PVCu double glazed window to rear, radiator, coved cornice to ceiling, built in two double robes, range of bedroom furniture comprising two bedside cabinets and two, three drawer chest of drawers, door to: -

EN-SUITE BATHROOM

White suite comprising panel enclosed bath with electric shower over, semi-counter sunk wash hand basin with cupboards under, low level w.c., fully tiled to walls, heated towel rail, shaver point. PVCu obscure double glazed window to side.

BEDROOM TWO 11'3" x 8'11" plus door recess (3.43m x 2.72m plus door recess)

PVCu double glazed window to rear, radiator, wall mounted triple robe with mirror sliding doors.

BEDROOM THREE 12' x 9'9" plus door recess (3.66m x 2.97m plus door recess)

PVCu double glazed window to front, wall mounted bedroom furniture comprising double robe with top cupboards, radiator, textured ceiling.

BEDROOM FOUR 7'9" x 6'2" (2.36m x 1.88m)

PVCu double glazed window to front, radiator, coved cornice to textured ceiling.

SHOWER ROOM

Refitted white suite comprising 1600mil shower unit with power shower and glass screen, vanity unit with inset wash hand basin and cupboards under, low level w.c., fully tiled to walls, smooth ceiling inset spotlights.

LANDING

Built-in airing cupboard housing hot water cylinder, access to loft, radiator, stairs to mezzanine level with PVCu double glazed window to rear.

GROUND FLOOR

Entered via PVCu entrance door with double glazed glass insert and obscure double glazed side panel into: -

ENTRANCE HALL

Amtico style floor, coved cornice to textured ceiling,

double radiator, large walk-in understair storage cupboard, further cloaks cupboard.

CLOAKROOM/W.C.

Fully tiled to walls and floor, semi counter sunk wash hand basin with cupboard under, back to wall w.c., PVCu obscure window to side, chrome ladder rail, smooth ceiling.

LOUNGE 18'7" x 13' (5.66m x 3.96m)

Dual aspect room with PVCu double glazed window to front, also door with side panels leading to conservatory, attractive smooth stone fireplace with gas living flame fire, two radiators, coved cornice to ceiling, central heating thermostat.

DINING ROOM 12'7" x 10'9" (3.84m x 3.28m)

PVCu double glazed window to rear, radiator, coved cornice to ceiling.

KITCHEN 16' x 9'5" (4.88m x 2.87m)

Dual aspect room, PVCu double glazed windows to front and rear, PVCu double glazed door to rear garden, fitted with a range of eye and base level units, co-ordinating laminate work surface incorporating breakfast bar, integrated electric hob, extractor hood, stainless steel single drainer sink unit with, one and a half bowl sink unit with mixer tap, integrated oven, microwave and dishwasher. smooth ceiling with inset spotlights, built-in pantry, fridge and freezer, courtesy door to garage.

CONSERVATORY 13'1" x 13'1" (3.99m x 3.99m)

Brick built base with PVCu double glazed windows to three elevations, polycarbonate roof with fan, two wall lights, electric wall mounted heater, ceramic tiled floor, PVCu double glazed French style doors leading to garden.

EXTERIOR

REAR GARDEN 42' deep x 56' wide 90' deepest to side approx. (12.80m deep x 17.07m wide 27.43m deepest to side a)

Extensive patio area with raised ornamental pond, brick built barbecue, remainder laid to lawn, side lawn with vegetable plot, greenhouse, gate to front, outside tap.

DOUBLE GARAGE

Two up and over doors, windows to two elevations, gas central heating boiler, courtesy door to garden, power points, lights.

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.

- HIGHLY SORT AFTER LOCATION
- FOUR BEDROOM DETACHED HOUSE
- MODERN FITTED KITCHEN WITH APPLIANCES
- REPLACEMENT SHOWER ROOM
- SPACIOUS LOUNGE WITH ADJACENT CONSERVATORY
- EN SUITE TO MAIN BEDROOM
- WELL TENDERED REAR GARDEN
- DOUBLE GARAGE AND DRIVEWAY
- CLOSE TO MARSH FARM COUNTRY PARK, AND THE RIVER CROUCH
- FREEHOLD, COUNCIL TAX BAND F. EPC RATING

