

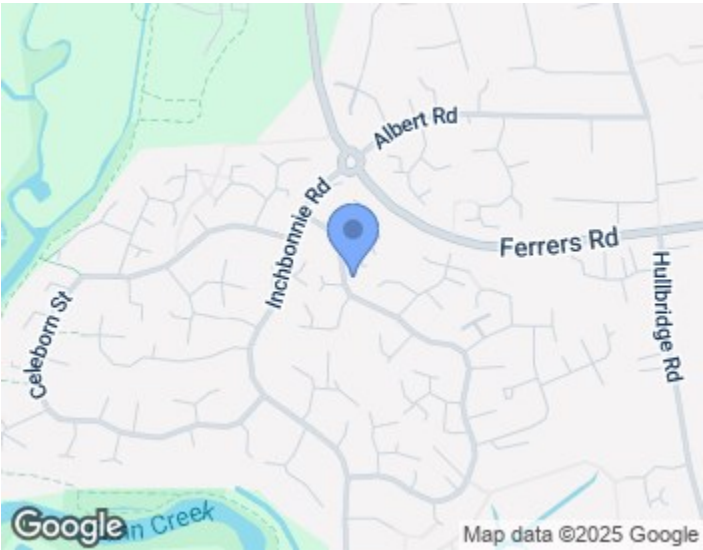
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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## 23 Gandalfs Ride, South Woodham Ferrers, CM3 5WX

THE IDEAL HOME EXHIBITION HAS COME TO TOWN!! This absolutely stunning 3 bedroom house has been transformed in to the breath taking property which will unfold before your eyes when viewing, words alone cannot truly describe all the fine features and luxurious fittings throughout. The accommodation offers 3 bedrooms (one of which is currently a dressing room) shower/wet room with white suite, entrance hall, ground floor cloakroom, an impressive open plan lounge and kitchen, the floating hard wood staircase rises to the first floor with glass balustrading, tiled flooring through out the ground floor, beautiful fitted high gloss white kitchen with integrated appliances to remain. externally there is garaging for 1 car and additional drive way parking and the secluded rear garden features an attractive seating and bbq area, all with PVCu windows, gas heating with designer radiators and under floor heating and smooth plaster ceilings. Tenure Freehold. EPC: C. Council Tax Band: C. Planning has been passed for a ground floor extension which may be viewed via Chelmsford city council planning dept web site Ref. No: 23/01950/FUL.

**Price £370,000**





ACCOMMODATION

FIRST FLOOR

LANDING

Smooth plaster ceiling, access to loft space, doors and access to:

BEDROOM 13 < 10'2 x 10'2 (3.96m < 3.10m x 3.10m)

PVCu sealed unit double glazed cottage style bay window rear, smooth plaster ceiling, LED downlights, engineered flooring.

BEDROOM 12'2 < 10'10 x 8'8 (3.71m < 3.30m x 2.64m)

PVCU sealed unit double glazed window to front, smooth plaster ceiling, designer vertical radiator, engineered flooring.

BEDROOM DRESSING ROOM 10'10 x 5'3 (3.30m x 1.60m)

PVCU sealed unit double glazed window to rear, smooth plaster ceiling, designer vertical radiator, engineered flooring, fitted wardrobe storage solution.

SHOWER WET ROOM

Obscure PVCU sealed unit double glazed window to rear, smooth plaster ceiling, LED down lights, designer vertical chrome radiator, tiled visible floor, white low level wc, vanity wash hand basin, walk in shower with glazed screen, split shower with rain drop head.

GROUND FLOOR

Composite entrance door to:

HALL

Smooth plaster ceiling, LED down lights, tiled floor with under floor heating, access to:

GROUND FLOOR CLAOKS

Smooth plaster ceiling LED down lights, white low level WC, vanity wash hand basin, tiled visible floor with underfloor heating and tiled splash back to wc.

OPEN PLAN LOUNGE AND KITCHEN 22'1 x 12'1 (6.73m x 3.68m)

LOUNGE AREA

PVCu sealed unit double glazed window to front, LED down lights, tiled floor with under floor heating, TV point, dimmer switches controlling ground floor lights, floating hardwood staircase rises to first floor, open plan to:

KITCHEN AREA

PVCu sealed unit double glazed window to rear, PVCu sealed unit double glazed French doors to garden, smooth plaster ceiling, LED down lights, tiled floor with under floor heating, vertical designer rad, luxury fitted white high gloss kitchen units comprising: black astarite square sink bowl with mixer taps inset to work surface with integrated dish washer and cupboard under, adjacent work surface with inset Neff induction hob and concealed extractor fan over, drawers and cupboards under, integrated fridge and freezer, floor to ceiling unit houses Neff microwave and hide and slide electric oven cupboards above and below, work surface forms partial room divider with cupboards, wine cooler under and reverse breakfast bar, 3 wall cupboards

OUTSIDE

FRONT

Block and paved driveway and parking lead to the attached garage, shrubs, outside lighting.

GARAGE

Remote control electric cantilever shutter door, light and power, tiled floor, plumbing for washing machine, wall mounted gas 'combi' boiler serving heating and hot water, double built in cupboard concealing fuse board, personal door to rear garden.

REAR GARDEN

Decked patio area leading to lawn with rear sun terrace, bbq area and pergola over, outside lights and tap

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 him/herself 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.

The housing market in South Woodham Ferrers is an

attractive option for those looking to purchase a home. Located on the River Crouch, this charming town offers a variety of amenities and attractions that make it an ideal place to live. With its close proximity to London, there are plenty of job opportunities available as well as easy access to public transportation links. The housing market in South Woodham Ferrers is diverse with properties ranging from quaint cottages and traditional terraced houses through modern apartments and luxury homes; there's something for everyone here!

Property prices have been steadily rising over the past few years due mainly to demand outstripping supply; however, they remain relatively affordable compared with other areas within Essex or East Anglia.

Overall, South Woodham Ferrers provides prospective homeowners with great value for money when it comes to purchasing property in this area – whether you're looking for your first home or wanting somewhere more luxurious! With its excellent transport links into London coupled with all of the local amenities on offer nearby - not forgetting some stunning scenery along riverbank walks - living here could be just what you need if you're searching for your perfect new abode!

We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order, nor have we made any of the relevant enquires with the local authorities pertaining to planning permission and building regulations. The buyer is advised to obtain verification from their solicitor or Surveyor.

VIEWING - By appointment with the Vendor's Agents CHURCH & HAWES 01245 329429

WE ARE OPEN - Monday to Friday 9am-6pm - Saturday 9am-5pm.

- 3 BEDROOMS
- OPEN PLAN
- LOUNGE WITH FLOATING STAIRCASE
- LUXURY KITCHEN
- WET ROOM SHOWER
- PLANS PASSED TO EXTEND
- GARAGE & PARKING
- BEAUTIFULLY PRESENTED
- GAS HEATING & PVCU GLAZING
- FREEHOLD. C/TAX C. EPC C.

