



19 Connaught Drive, South Woodham Ferrers , CM3 5LU
Offers in excess of £650,000

Church & Hawes

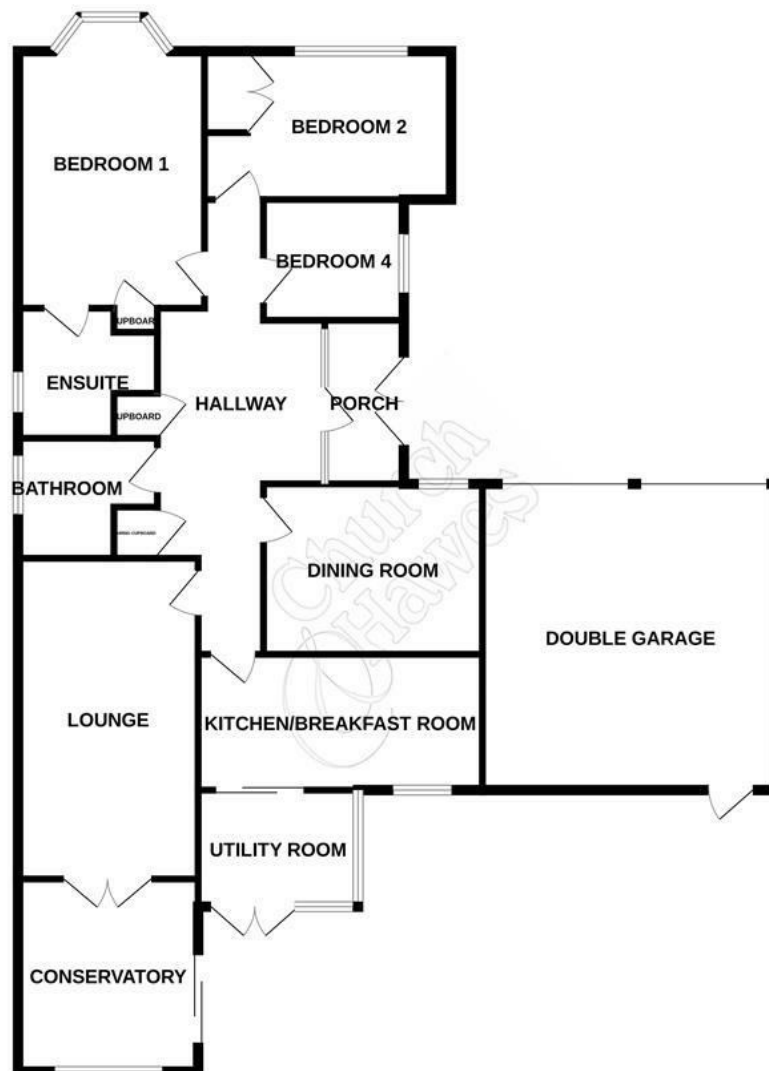
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Constructed by Messrs 'Bovis Homes' this beautifully presented 3/4 bedroom detached bungalow simply must be seen. The property is a credit to the current owner and has been fastidiously looked after and improved to include, replacing all windows and doors in PVCu, refitting the ensuite and family bathroom with white suites, refitting the kitchen in high gloss white with quartz work surfaces and an adjoining conservatory/utility room, lounge with feature fire place, the addition of a conservatory with the new modern insulated roofing system overlooking and enjoying the secluded low maintenance rear garden with artificial lawns, to the front elevation there is ample parking on the driveway leading to the double garage. Tenure: Freehold. Council Tax Band: E. EPC: D.



GROUND FLOOR
1523 sq.ft. (141.5 sq.m.) approx.



TOTAL FLOOR AREA: 1523 sq.ft. (141.5 sq.m.) approx.

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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ACCOMMODATION

Obscure glazed PVCu sealed unit double glazed entrance door and side light to: -

PORCH

Smooth plaster ceiling, tiled floor, PVCu sealed unit double glazed entrance door to: -

HALL

Obscure PVCu sealed unit double glazed window to front, radiator, coved cornice to smooth plaster ceiling, access to loft space, airing cupboard and storage cupboard, telephone point, doors to:

BATHROOM

Obscure PVCu sealed unit double glazed window to side, smooth plaster ceiling, LED lighting, chrome heated ladder towel rail, refitted white suite comprising, low level w.c., vanity wash hand basin, Jacuzzi bath with mixer taps, electric shower over and glazed screen, tiled visible walls.

BEDROOM 1 16'5" x 8'6" (5.00m x 2.59m)

PVCu sealed unit double glazed bay window to front, coved cornice to textured ceiling, radiator, fitted wardrobes to one wall, TV point, door to:

EN-SUITE

Obscure PVCu sealed unit double glazed window to side, smooth plaster ceiling, LED lighting, radiator, refitted white suit comprising, low level w.c., vanity wash hand basin, walk-in shower with glazed screen door, tiled to visible walls.

BEDROOM 2 14' x 8'3" (4.27m x 2.51m)

PVCu sealed unit double glazed window to front, coved cornice to textured ceiling, radiator, fitted wardrobes and gantry cupboards.

BEDROOM 3/DINING ROOM 12'4" x 9'7" (3.76m x 2.92m)

PVCu sealed unit double glazed window to front, coved cornice to textured ceiling, radiator, dimmer switch.

BEDROOM 4 8' x 6'9" (2.44m x 2.06m)

PVCu sealed unit double glazed window to side, coved cornice to textured ceiling, radiator.

LOUNGE 18'1" x 10'2" (5.51m x 3.10m)

PVCu sealed unit double glazed French doors and side light to conservatory, coved cornice to smooth plaster ceiling, radiator, feature Sandstone fireplace with raised hearth and display mantel over, inset electric feature fire, dimmer switch, TV point.

CONSERVATORY 10'6" x 10' (3.20m x 3.05m)

Modern insulated roofing system, smooth plaster ceiling, LED lighting, radiator, PVCu sealed unit double glazed to all aspects, two wall lights, dwarf wall, dimmer switch, PVCu sealed unit double glazed sliding patio door to garden.

KITCHEN 16' x 7'7" (4.88m x 2.31m)

PVCu sealed unit double glazed window to rear and obscure PVCu sealed unit double glazed sliding patio door to utility/conservatory, coved cornice to smooth plaster ceiling, radiator, refitted white high gloss kitchen units with Quartz work surfaces comprising underslung one and a half bowl stainless steel sink unit and mixer tap, drinking water tap, with cupboards under, integrated dishwasher, adjacent work surface with drawer and cupboard under, work surface with drawer and cupboard and integrated fridge under, larder cupboard, floor to ceiling unit housing double oven, eight wall cupboards, pelmet lights, matching work surface upstands, softened water, four ring electric hob, with quartz splash back and extractor fan over.

UTILITY CONSERVATORY 9' x 6' (2.74m x 1.83m)

PVCu sealed unit double glazed to all aspects, PVCu sealed unit double glazed French doors to garden, work surface with storage space under, plumbing for a washing machine and cupboard under.

EXTERIOR

FRONT

Block paved and driveway and parking, side access to rear garden, shrubs to the flank and lawned area.

GARAGE

Two roller shutter doors one being electric, light and power, half PVCu sealed unit double glazed door to rear, boarded eaves storage, gas central heating boiler serving domestic hot water and central heating.

REAR GARDEN

Secluded garden commencing with paved patio to artificial lawn with well tended raised shrub borders/beds, summerhouse.

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.

