



TOTAL FLOOR AREA : 1087 sq.ft. (101.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the measurements 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 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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## 1 Merton Place, South Woodham Ferrers, Essex CM3 5YW

GUIDE PRICE: £550,000 to £575,000 - This impressive four-bedroom detached house sits on a desirable corner plot, with an extremely impressive Annexe attached. The property has been thoughtfully updated with modern PVCu windows and doors throughout, plus a comprehensive CCTV system for peace of mind. The principal bedroom boasts contemporary fitted wardrobes and an elegant en-suite shower room finished in white and cream. A sophisticated four-piece family bathroom, also in white, serves the remaining bedrooms. The heart of the home is a sleek grey high-gloss kitchen with integrated appliances, which flows seamlessly into the dining area, whilst the living room features an attractive fireplace as its centrepiece. The front of the property offers generous parking space for up to six vehicles on a block-paved drive. The substantial annexe presenting excellent versatility—ideal for conversion into independent living quarters or as commercial premises for a home-based enterprise. Tenure: Freehold - Council Tax Band: E - EPC Rating TBC

Guide price £550,000

## Accommodation

### GROUND FLOOR

#### Hall

#### Cloakroom

Lounge 17'9" x 12'10" (5.41m x 3.91m)

Kitchen/Diner 24'9" x 9'3" (7.54m x 2.82m)

#### LANDING

Bedroom One: 11' x 9'10 plus robes (3.35m x 3.00m plus robes)

#### Ensuite Shower Room

Bedroom Two: 11'6" x 9'4" <7'5" (3.51m x 2.84m <2.26m)

Bedroom Three: 11' x 7'4" plus door recess (3.35m x 2.24m plus door recess)

Bedroom Four: 9'4" x 6'5" (2.84m x 1.96m)

#### Bathroom

### EXTERIOR

#### Rear Garden

#### FRONT

Block paved driveway with parking for 5/6 cars on block paved driveway, side access to rear.

**ANNEX:** combined 34'8 x 14'6 (combined 10.57m x 4.42m)

Hallway: 8'3 x 7'11 (2.51m x 2.41m)

Study: 8'3 x 6'9 (2.51m x 2.06m)

Room: 7'7 x 7'1 (2.31m x 2.16m)

Kitchenette and Storage: 18'3 x 14'6 (5.56m x 4.42m)

Soundproof Hobby Room: 11'1 x 8'10 (3.38m x 2.69m)

### FIRST FLOOR

Bedroom/Office: 15'4 x 12'10 (4.67m x 3.91m)

**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.

#### AGENTS NOTE:

The property has been used for the owners business, primarily in the annex. The equipment and fittings used in the property and the rear garden are surface level, which are to be removed in due course and redecorated by the vendors.

- Four-bedroom detached family home with double annexe
- Modern PVCu double glazing and comprehensive security system throughout
- Principal bedroom with luxurious en-suite shower room and fitted storage
- Sleek grey high-gloss kitchen/diner with integrated appliances included
- Elegant four-piece family bathroom
- Spacious living room featuring attractive fireplace focal point
- Block-paved driveway providing parking for up to six vehicles
- Substantial double annexe with conversion potential
- OFFERS INVITED
- Tenure: Freehold - Council Tax Band: E - EPC Rating TBC

