



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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Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents



12 Bushey Close, South Woodham Ferrers, CM3 5LF

A large extended 4/3 bedroom semi detached house situated in a popular cul-de-sac, convenient for the local schools, shops, town centre and rail station, the 'Perfect Location' to be sold with no upward chain of sales. The accommodation offers 3 bedrooms upstairs and a refitted white bathroom suite, downstairs dual aspect lounge diner, refitted white high gloss kitchen with adjoining conservatory overlooking and enjoying the westerly facing rear garden with patio and artificial lawn, leading to the study and bedroom or reception room on the ground floor. All with PVCu sealed unit glazing and gas heating. **MUST BE SEEN AND ENJOYED.** Freehold, Council Tax Band: D. EPC Rating: C.



Offers in excess of £410,000

FIRST FLOOR

LANDING

Textured ceiling, access to part boarded loft space via ladder with light and power, airing cupboard, doors to:

BATHROOM

Obscure PVCu sealed unit double glazed window to rear, smooth plaster ceiling, extractor fan, halogen downlights, chrome towel rail, refitted white suite comprising low level w.c., circular wash hand basin, panel enclosed with mixer tap, rain drop shower over, tiled to visible bath and shower area, tiled splashbacks.

BEDROOM 1 12'7" x 11'2" (3.84m x 3.40m)

PVCu sealed unit double glazed windows to front and side, coved cornice to smooth plaster ceiling with LED lights, radiator, fitted wardrobes with mirror doors.

BEDROOM 2 10'6" x 10'1" (3.20m x 3.07m)

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

BEDROOM 3 9'2" x 8'7" (2.79m x 2.62m)

PVCu sealed unit double glazed window to front, coved cornice to smooth plaster ceiling, radiator, built-in storage cupboard.

GROUND FLOOR

Half obscure PVCu sealed unit double glazed door and side lights to:

HALL

Smooth plaster ceiling, radiator, stairs rise to first floor, laminate floor, door to: -

LOUNGE/DINER 23'6" x 11'7" (7.16m x 3.53m)

PVCu sealed unit double glazed sealed unit double glazed windows to front, side and rear, coved cornice to smooth plaster ceiling with LED lights, two radiators, TV point, laminate floor.

KITCHEN 10'3" x 10'3" (3.12m x 3.12m)

PVCu sealed unit double glazed window to rear, door to conservatory, smooth plaster ceiling, refitted high

gloss white kitchen units comprising single drainer sink unit with mixer tap inset work surface with cupboards and storage space under, plumbing for a washing machine and dishwasher, floor to ceiling unit housing microwave and double oven with cupboards over and under, work surface, inset four ring ceramic hob with drawers under and cupboard, slide out can rack, eight wall cupboards, pelmet lights, wall mounted gas combi boiler, lights under units, tiled floor, tiled visible walls.

CONSERVATORY 13'3" x 9'1" (4.04m x 2.77m)

PVCu sealed unit double glazed to all aspects, French doors to garden, dwarf wall, visible tiled floor, door to: -

STUDY 8' x 8' (2.44m x 2.44m)

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

BEDROOM/PLAYROOM 11'9" x 7'5" (3.58m x 2.26m)

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

EXTERIOR

REAR

Paved patio and artificial lawn, rear access.

FRONT

Block paved driveway and parking.

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.

- 4/3 BEDROOMS
- 4/3 RECEPTION ROOMS
- WHITE BATHROOM SUITE
- WHITE KITCHEN
- DUAL ASPECT LOUNGE
- CONVENIENT FOR STATION SHOPS AND SCHOOLS
- GAS HEATING & PVCu GLAZING
- FREEHOLD
- EPC: C. C/TAX: D.
- VERSATILE ACCOMODATION

