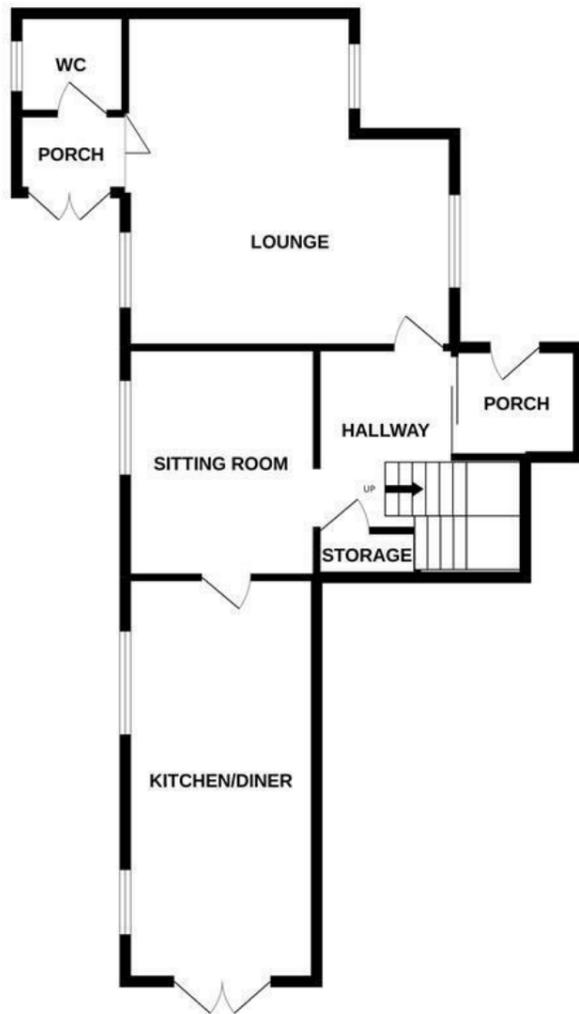


GROUND FLOOR

1ST FLOOR



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



2 Westway, South Woodham Ferrers, ESSEX CM3 5NX

Situated in an enviable location backing on to open field and a small copse. Convenient for the rail station, local shops and primary school with the town centre shopping facilities and secondary school easily assessable. The house boasts a lovely secluded west facing 90' x 40' L-shape rear garden, garaging and driveway parking with a sweeping front garden laid mainly to lawn on a prominent corner plot. The extended accommodation affords three bedrooms, refitted luxury shower-room and separate WC, entrance porch, hallway, extended lounge, sitting room/study, extended luxuriously fitted kitchen/diner with granite work surfaces, rear porch and ground floor WC - presented to a high decorative standard by the current vendors, PVCu windows, doors, fascias and guttering - this is a stunning example of a family home.

Tenure - FREEHOLD - Council Tax Band D

£435,000

GROUND FLOOR

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

PORCH

Laminate floor, sealed unit double glazed sliding patio door to: -

HALL

Coved cornice to textured ceiling, understair cupboards, stairs rise to first floor, spindle balustrade, PVCu sealed unit double glazed window to front.

LOUNGE 16'9" > 11'8" x 17'10" (5.11 > 3.56 x 5.44)

Three PVCu sealed unit double glazed windows to front and rear, made to measure wooden shutters, door to rear porch, coving to ceiling, halogen downlights, radiator, marble feature fireplace with oak surround and display mantel over and gas coals fire, TV point, laminate floor.

REAR PORCH

PVCu sealed unit double glazed doors to garden, coving to ceiling, laminate floor, door to: -

CLOAKROOM

Obscure PVCu sealed unit double glazed window to rear, coving to ceiling, radiator, white pedestal wash hand basin and tiled splashbacks, low level w.c.

SITTING ROOM 11'8" x 9'9" (3.56 x 2.97)

PVCu sealed unit double glazed window to rear, made to measure wooden shutters, coving to ceiling, radiator, laminate floor, telephone point, door to: -

KITCHEN/DINER 20'6" x 9'9" (6.25 x 2.97)

PVCu sealed unit double glazed windows to side and French doors to garden, coving to ceiling, halogen downlights, tiled floor, granite work surface, light oak units comprising ceramic Villeroy & Boch underslung one and a half bowl ceramic sink unit with mixer tap, integrated Neff dishwasher and washing machine under and deep draw storage, further work surface with storage drawers, slide out racking forming range cooker recess with stainless steel extractor fan, double unit forms fridge freezer space with cupboard over, pelmet lights, tiled flooring.

FIRST FLOOR

LANDING

Coved cornice to textured ceiling, access to part boarded loft space with light, airing cupboard housing lagged copper cylinder and immersion and wall mounted gas central heating boiler serving domestic hot water and central heating, radiator.

EXTERIOR

BEDROOM 1 14'7" x 9'8" > 6'7" (4.45 x 2.95 > 2.01)

PVCu sealed unit double glazed window to side, made to measure wooden shutters, coving to ceiling, radiator, built-in double wardrobe cupboard.

BEDROOM 2 10'10" x 9'10" (3.30 x 3.00)

PVCu sealed unit double glazed window to side, made to measure wooden shutters, textured ceiling, radiator, built-in wardrobe cupboard.

BEDROOM 3 11'2" x 6'9" (3.40 x 2.06)

PVCu sealed unit double glazed window to side, made to measure wooden shutters, textured ceiling, radiator.

SHOWER ROOM

Obscure PVCu sealed unit double glazed window to rear, halogen downlights, heated chrome towel rail, white walk-in shower with remote Aqualisa power shower, vanity wash hand basin with glazed shower screen, fully tiled walls and floor.

SEPARATE W.C.

Obscure PVCu sealed unit double glazed window to rear, halogen downlights, fully tiled walls and floor, white low level w.c.

FRONT

Laid to lawn with borders and shrub bed, side access to rear, block paved driveway and parking to: -

GARAGE

Up and over door, window to side, personal door, light and power.

REAR GARDEN 90'0" x 40'0" (27.43 x 12.19)

L-shaped. Decked patio to lawn with shrub borders

and beds, outside tap, outside power and light, unoverlooked westerly aspect.

AGENTS NOTE

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.

- Three Bedrooms
- Stunning Kitchen/Diner
- Cosy Lounge
- Additional Sitting Room/Study
- L-Shaped 90' x 40' Garden
- Detached Garage
- Off Street Parking
- Corner Plot Location
- Easy Access to Shops and Station
- Westerly Aspect

