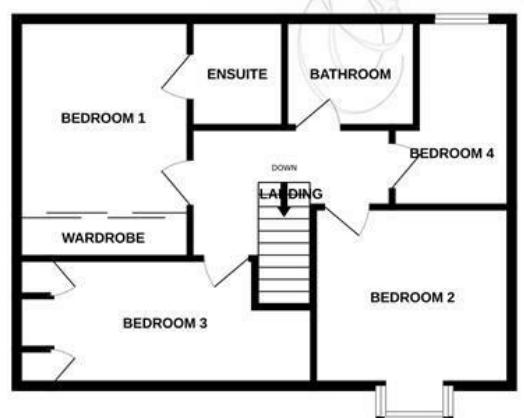


1ST FLOOR



FOUR BEDROOM HOUSE

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 and equipment 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



6 Merton Place, South Woodham Ferrers, Essex CM3 5YW

A modern well presented four bedroom detached family home set on a corner plot conveniently situated for Collingwood primary school, shops and town centre. This property has undergone many improvements to include an impressive modern fitted kitchen/breakfast room with adjacent dining room room, spacious dual aspect lounge, ground floor cloak room w.c, plus 16' x 7'10 office/gym. The first floor comprises master bedroom with en suite shower room, three additional bedrooms and a family bathroom. Externally the home features a good size rear garden with large patio area ideal for outdoor dining with all weather pergola and bar area, double gates to front, plus garage and driveway parking. Offered for sale with no onward chain. Freehold Council Tax E . EPC rating D

Price £525,000

FIRST FLOOR

Access to loft space via ladder, doors to: -

BEDROOM ONE 11'1" x 9'9" plus robes (3.38m x 2.97m plus robes)

Sealed unit PVCu double glazed window to rear elevation, wall mounted wardrobes with sliding doors, coved cornice to ceiling, radiator, TV point, radiator, laminate flooring door to: -

EN-SUITE

Obscure sealed unit PVCu double glazed window to rear elevation, fully tiled room with modern white suite comprising quadrant shower with glazed screen doors, vanity unit with inset wash hand basin, cupboards under, back to wall w.c, chrome heated towel rail, smooth ceiling with inset spot lights.

BEDROOM TWO 11'3" x 10'1" (3.43m x 3.07m)

Sealed unit PVCu double glazed window to front elevation, coved cornice to ceiling, radiator, laminate flooring

BEDROOM THREE 13'1" x 7'2" (3.99m x 2.18m)

Sealed unit PVCu double glazed window to front elevation, coved cornice to ceiling, radiator, laminate flooring.

BEDROOM FOUR 10'2" x 8'1" <6'9" (3.10m x 2.46m <2.06m)

Sealed unit PVCu double glazed window to rear, coved cornice to ceiling.

FAMILY BATHROOM

Obscure PVCu sealed unit double glazed window to rear elevation, fully tiled room with modern bathroom suite comprising enclosed bath with mixer tap, shower over, vanity unit with inset wash basin, back to wall w.c, chrome towel rail

GROUND FLOOR

Obscure sealed unit double glazed composite door.

HALL

Obscure sealed unit PVCu double glazed window to front, porcelain tiled flooring, smooth plaster and ceiling with spotlights, telephone point, stairs to first floor with two custom made shoe cupboards, plus further built in storage cupboard, radiator.

CLOAKROOM

Obscure sealed unit PVCu double glazed window to rear elevation, smooth plaster ceiling with spotlights, underfloor heating, two piece suite comprising back to wall w.c., vanity unit with wash basin, cupboard under, tiled to walls and floor.

LOUNGE 20'8" x 11'2" (6.30m x 3.40m)

Dual aspect room, sealed unit PVCu double glazed window to front elevation, sealed unit PVCu double glazed French doors to rear elevation, coved cornice to smooth plaster ceiling, two radiators, TV point, modern feature fireplace. laminate flooring.

KITCHEN/BREAKFAST ROOM 20'8" x 13'5" (6.30m x 4.09m)

Sealed unit PVCu double glazed window to front elevation, smooth plaster ceiling with spotlights, generously appointed with cream high gloss eye and base level units, co ordinating quartz work surfaces with quartz splash backs, inset 1 1/2 bowl sink unit with mixer tap, two integrated double electric ovens, inset gas hob with extractor hood over, space for American style fridge freezer, porcelain tiled floor, open plan to: -

DINING ROOM 13'1" x 10'2" (3.99m x 3.10m)

Smooth plaster ceiling with spotlights, sealed unit double glazed door to rear, polycarbonate roof, tiled floor, French style doors to rear garden, door leading to office/gym.

OFFICE/GYM 16'4 x 7'10 (4.98m x 2.39m)

PVCu double glazed window to front elevation, smooth ceiling with inset spotlights, vertical radiator, laminate flooring door leading into garage.

EXTERIOR

REAR GARDEN

South east facing rear garden, side access gate plus additional double gates, large paved patio, all weather timber pergola, timber built bar, timber shed, central lawn, awning, outside tap.

GARAGE 16'8" x 16'6" (5.08m x 5.03m)

Up and over door, gas boiler, power & light connected.

DOUBLE DRIVEWAY

Herringbone style brick block double width driveway.

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 enquiries 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.

- FOUR BEDROOMS
- DETACHED HOUSE
- MODERN KITCHEN/BREAKFAST ROOM
- DUAL ASPECT LOUNGE
- DINING ROOM
- OFFICE/GYM
- MASTER BEDROOM WITH EN SUITE SHOWER ROOM
- FAMILY BATHROOM
- GARAGE AND DRIVEWAY
- EPC RATING D COUNCIL TAX BAND E, FREEHOLD.

