



Whilst every attempt has been made to ensure the accuracy of the floor plans shown here, measurements of doors, windows, rooms and layout 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



## 39 Whitehouse Road, South Woodham Ferrers, Essex CM3 5PF

Deceptively spacious, three bedroom Georgian style home overlooking greensward and conveniently situated just a short walk from the rail station, shops and within catchment area of Woodville school. Features include refitted bathroom, good size bedrooms, lounge, dining room, fitted kitchen, garden room overlooking the rear garden and garage in a block nearby. Gas heating and PVCu double glazing. Freehold. EPC: C. Council Tax: C.

Price £365,000

## ACCOMMODATION

### FIRST FLOOR

#### LANDING

Textured and coved ceiling, access to loft space housing gas 'Combi' boiler serving heating and hot water, airing cupboard, doors to:

#### BEDROOM 1 12'8 x 8'10 (3.86m x 2.69m)

Two PVCu sealed unit double glazed windows to front, smooth plaster and coved ceiling, radiator, double built in wardrobe cupboard.

#### BEDROOM 2 12.10 x 7'5 (3.66m, 3.05m x 2.26m)

PVCu sealed unit double glazed windows to rear, textured and coved ceiling, radiator, built in wardrobe cupboard.

#### BEDROOM 3 6'9 x 6'5 (2.06m x 1.96m)

PVCu sealed unit double glazed windows to front, textured and coved ceiling, radiator.

### BATHROOM

Obscure VCu sealed unit double glazed windows to rear, smooth plaster ceiling, chrome heated towel rail, refitted white suite comprising, low level WC, pedestal wash hand basin, bath with mixer taps, shower over, glazed shower screen, tiling to bath and shower area, tiled splash back, built in bathroom linen storage.

### GROUND FLOOR

PVCU entrance door to:

### HALL

Smooth plaster and coved ceiling, radiator, stairs rise to first floor, under stairs cupboard, door to:

#### DINING ROOM 13 x 8 (3.96m x 2.44m)

Sealed unit double glazed sliding patio doors to garden room, smooth plaster and coved ceiling, arch to kitchen and lounge.

#### LOUNGE 14'7 9'3 (4.45m 2.82m)

Two PVCu sealed unit double glazed windows to front, smooth plaster and coved ceiling, radiator, feature fireplace, TV point.

#### KITCHEN 9'10 x 7'4 (3.00m x 2.24m)

PVCu sealed unit double glazed window rear, textured and coved ceiling, Pine fitted cupboard kitchen units with roll top worksurfaces comprising, single drainer one and a half bowl sink unit with mixer taps inset to work surface, cupboards, storage space under and plumbing for washing machine, adjacent work surface with inset 4 ring electric hob, oven under and extractor fan over, further work surface with drawers and cupboard under, 8 wall cupboards, pelmet lights and tiled splash backs to work surface.

#### GARDEN ROOM 15'3 x 9 (4.65m x 2.74m)

Sealed unit double glazed window and french doors to rear garden, 2 velux ceiling roof lights, radiator.

### OUTSIDE

#### FRONT

Laid to lawn, with greensward.

#### GARAGE IN BLOCK.

#### REAR GARDEN 50' (15.24m)

Patio to lawn, rear access gate.

#### 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.

- THREE BEDROOMS
- REFITTED WHITE BATHROOM SUITE
- LOUNGE
- DINING ROOM
- KITCHEN
- GARDEN ROOM
- REAR GARDEN
- GARAGE IN BLOCK
- GREENSWARD TO FRONT
- EPC: C. C/TAX: C. FREEHOLD.

