

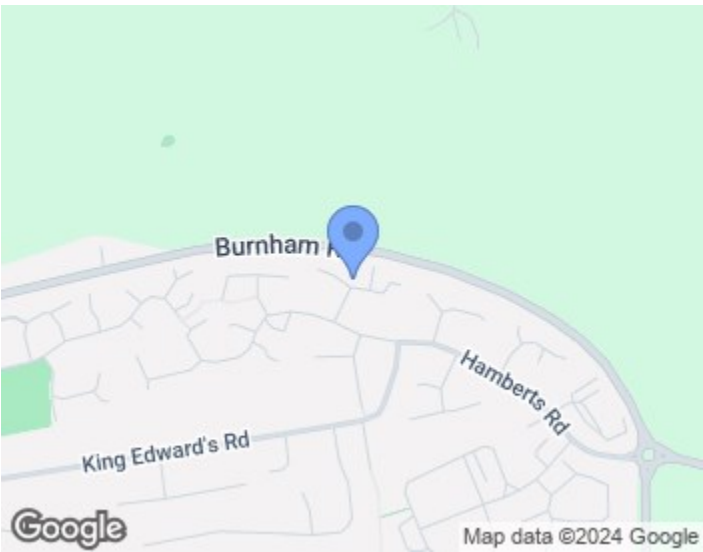
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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21 Paston Close, South Woodham Ferrers, Essex CM3 5UA

Substantially extended family home totalling 128 SQUARE METERS OR 1377 SQUARE FEET, situated in a mews location within catchment of Woodville primary school, convenient for the rail station and Scholars Walk giving pedestrian access to the town centre and William de Ferrers secondary school. The extended accommodation includes a large master bedroom with en-suite, two good size further bedrooms, (potential to split the bedrooms if required) family bathroom, ground floor cloaks, superb open plan lounge with dining area, comprehensively fitted hardwood kitchen with integrated appliances. To the front aspect there is garaging for one car with additional driveway parking. Features include PVCu windows and doors, gas heating via a recent newly installed boiler, smooth plaster ceilings, all refitted white sanitary ware, TO BE SOLD WITH NO CHAIN MUST BE SEEN TO BE APPRECIATED. Tenure Freehold. EPC Rating C. Council tax band C.

Price £375,000



ACCOMMODATION

FIRST FLOOR

LANDING

Sooth plaster and coved ceiling, LED lighting, airing cupboard, bulkhead storage cupboard, doors to:

BEDROOM 1 20'7 max x 14'5 max (6.27m max x 4.39m max)

2 PVCu sealed unit double glazed windows rear, smooth plaster and coved ceiling, LED lighting, radiator, wardrobe storage solution with electric roller shutter door, door to:

ENSUITE

PVCu sealed unit double glazed window to front, smooth plaster and coved ceiling, LED lighting, extractor fan, radiator, White suite comprising: Low level WC, pedestal wash hand basin, quadrant shower with glazed screen door and screens, tiled walls to shower cubicle, tiled to visible floor.

BEDROOM 2 20'6 max x 10 (6.25m max x 3.05m)

2 PVCu sealed unit double glazed windows to rear, smooth plaster and coved ceiling, LED lighting, radiator.

BEDROOM 3 10 x 7'9 (3.05m x 2.36m)

PVCu sealed unit double glazed windows to rear, smooth plaster and coved ceiling, radiator, laminate flooring, access to loft space housing gas boiler serving heating and hot water systems.

BATHROOM

Obscure PVCu sealed unit double glazed windows to front, smooth plaster and coved ceiling, radiator, White suite comprising: Low level WC, pedestal wash hand basin, panel bath with mixer taps, corner shower with glazed screen and door, tiled to visible walls and floor.

GROUND FLOOR

Canopy porch, PVCu entrance door to:

HALL

Smooth plaster and coved ceiling, LED lighting, radiator, tiled floor, stairs rise to first floor, under stairs cupboard, doors to:

W C

Obscure PVCu sealed unit double glazed window to front, smooth plaster and coved ceiling, LED lighting, White suite comprising: Low level WC, vanity wash hand basin, tiled to visible walls and floor.

LOUNGE DINER 26'6 max x 20'5 max < 14'5 l-shaped (8.08m max x 6.22m max < 4.39m l-shaped)

PVCu sealed unit double glazed window to front, PVCu sealed unit double glazed French doors to garden, smooth plaster and coved ceiling, 2 radiators, laminate flooring.

KITCHEN 16'5 x 10 (5.00m x 3.05m)

PVCu sealed unit double glazed windows to rear, PVCu sealed unit double glazed French doors and side lights to garden, smooth plaster and coved ceiling, LED lighting, chrome designer radiator, tiled to visible floors, tiled splash backs to work surfaces, fitted hard wood kitchen units comprising: Square stainless steel sink and drainer inset to work surface with mixer taps, cupboard and dish washer under, adjacent work surface with cupboard and integrated washing machine under, 2 base units form range cooker recess with three quarter range with extractor fan over, tumble drier, work surface with cupboard and drawers under, American fridge freezer housing with American fridge freezer to remain, 12 wall cupboards.

OUTSIDE

GARAGE

Up and over door, light and power, eves storage space, PVCu door and window to side.

FRONT

Own drive and block paving affording parking.

REAR GARDEN

WESTERLY ASPECT. Artificial lawns, raised planters, various shrubs, walled to flank.

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.

• NO CHAIN SALE

• PRIVATE LOCATION

• 3 BEDROOMS

• WHITE FITTED EN-SUITE

• WHITE FITTED FOUR PIECE FAMILY BATHROOM

• RE-FITTED WHITE CLOAKROOM

• SUBSTANTIAL LOUNGE/DINER

• RE-FITTED MODERN KITCHEN

• PVCu DOUBLE GLAZED WINDOWS AND DOORS

• FREEHOLD. EPC TBA. C/TAX C.

