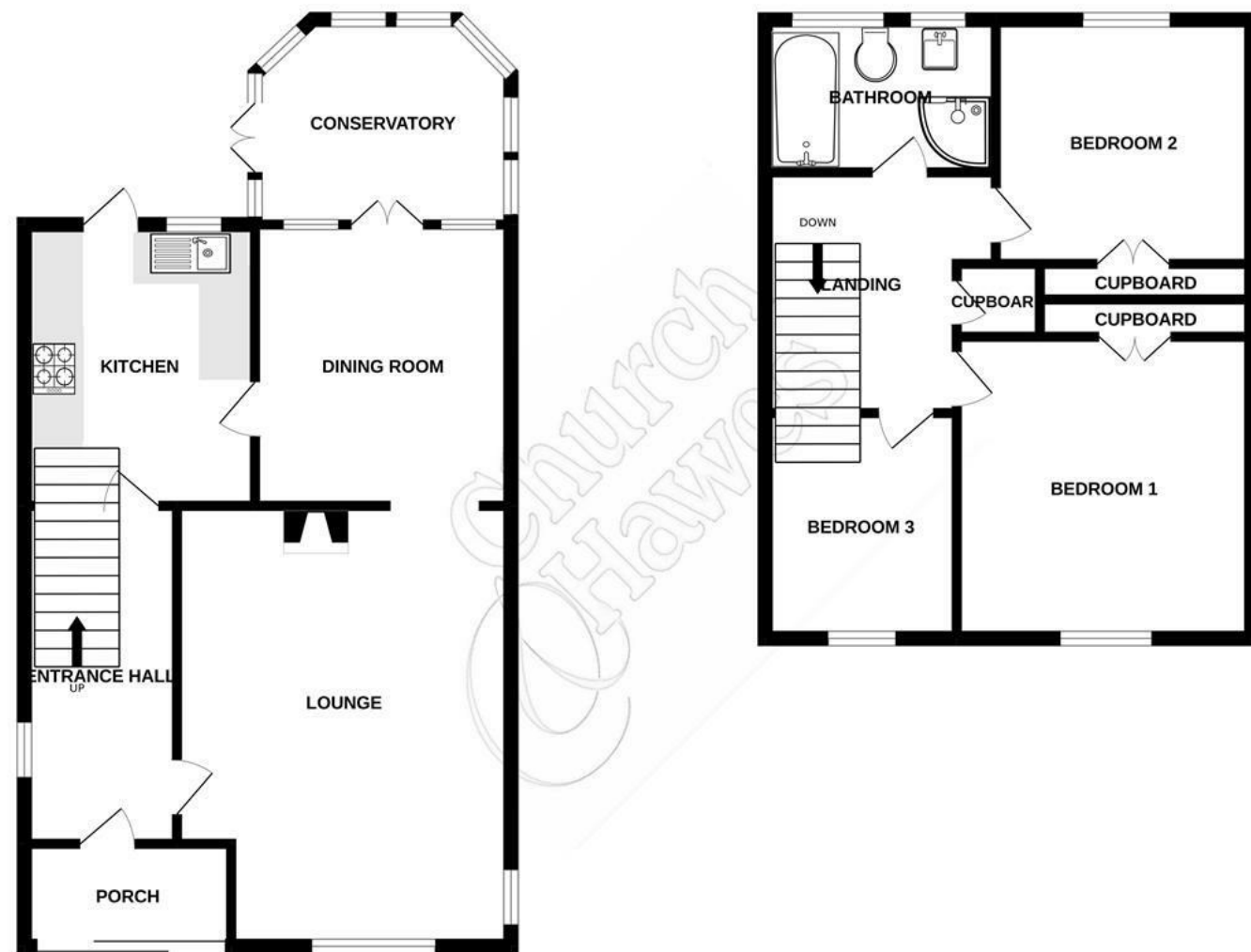


GROUND FLOOR

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



## 3 Longhams Drive, South Woodham Ferrers, Essex CM3 5NN

Conveniently located for the railway station, local schools and shops this spacious Gough Cooper three bedroom square bay fronted semi detached house is the perfect family home. This bright & airy property offers ample space including lounge, dining room, conservatory, refitted kitchen, three good size bedrooms and four piece bathroom. The PVCu windows & doors have been replaced along with the gas boiler. Externally there is a 80ft (approx.) rear garden and an extensive block paved driveway for multiple vehicles. Tenure: FREEHOLD EPC: TBC Council Tax Band: D

Price £420,000



ACCOMODATION

GROUND FLOOR

Entered via composited door to entrance porch, PVCu double glazed door into entrance hall.

HALLWAY

Obscure glazed floor to ceiling window and PVCu sealed unit double glazed window to side elevation, coved cornice to ceiling, radiator, stairs rise to first floor, under stair cupboard, wood flooring.

LOUNGE 16'9 x 13'1 (5.11m x 3.99m)

Spacious lounge with square bay PVCu double glazed window to front elevation, feature fireplace with tiled hearth, radiator, solid wood flooring, coved to ceiling, opening to dining room.

DINING ROOM 10'11 x 9'11 (3.33m x 3.02m)

French style doors with glazed side panels, providing access to conservatory, solid wood flooring, coved to ceiling, doorway to kitchen.

CONSERVATORY 9'8 x 8'3 (2.95m x 2.51m)

Hardwood double glazed windows to all aspects, slate flooring, doors leading to rear garden.

KITCHEN 11'1 x 8'11 (3.38m x 2.72m)

PVCu sealed unit double glazed window to rear and PVCu sealed unit double glazed door to garden, coved cornice to smooth ceiling, tiled floor, modern white kitchen eye and base level units comprising single drainer one and a half bowl sink unit with mixer tap inset roll edge work surface to base level units, plumbing for a washing machine and integrated dishwasher, freestanding dual fuel range cooker with stainless steel five ring and extractor over, wall mounted gas central heating boiler serving domestic hot water and central heating, tiled splashbacks.

FIRST FLOOR

LANDING

PVCu sealed unit double glazed window to side, coved cornice to textured ceiling, airing cupboard, access to loft space (which is boarded, benefits from power & light, drop down ladder).

BEDROOM ONE 11'9 x 11'6 (3.58m x 3.51m)

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

BEDROOM TWO 10'2 x 9'2 (3.10m x 2.79m)

PVCu sealed unit double glazed window to rear, textured ceiling, radiator, built-in wardrobe.

BEDROOM THREE 8'10 x 7'6 (2.69m x 2.29m)

PVCu sealed unit double glazed window to front, textured ceiling, radiator, bulkhead storage/wardrobe.

BATHROOM

Two obscure sealed unit double glazed windows to rear, coved cornice to smooth ceiling, chrome heated towel rail, white suite comprising low level w.c., pedestal wash hand basin, panel enclosed bath, shower cubicle with glazed screen door, fully tiled walls.

EXTERIOR

REAR GARDEN 80ft (24.38mft )

The rear garden measures 80ft in depth and commences with a paved patio area, with lawned area to centre and shrubs to border. To the boundaries are timber fencing. To the side is a double timber gate leading to the front where there is an extensive block paved driveway for multiple cars and lawned area to side aspect.

AGENTS NOTES

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

WE ARE OPEN – Monday to Friday 9am-6pm – Saturday 9am-5pm

- THREE BEDROOMS
- SPACIOUS LOUNGE
- DINING ROOM
- FITTED KITCHEN
- CONSERVATORY
- BATHROOM
- 80 FT REAR GARDEN
- DRIVE WAY PARKING FOR SEVERAL VEHICLES
- CONVIENIENT FOR TRAIN STATION, PRIMARY SCHOOLS AND MEDICAL CENTER.
- FREEHOLD. COUNCIL TAX BAND D. EPC RATING D

