

FOR SALE



South Woodham Ferrers, Chelmsford
£800,000

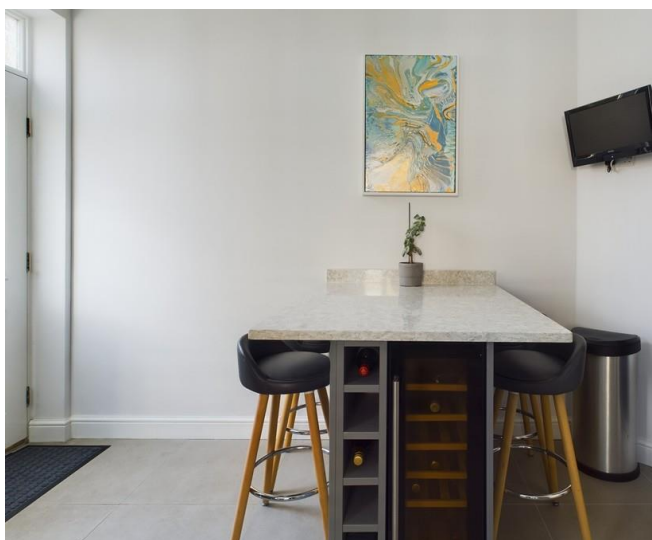
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South Woodham Ferrers,

5 Bedrooms, 3 Bathroom

£800,000

- FIVE DOUBLE BEDROOMS
- OVER 2000 SQ FT OF LIVING SPACE
- TWO ENSUITES
- MASTER WITH DRESSING ROOM
- THREE RECEPTION ROOMS
- SOUTHERLY ASPRCT REAR GARDEN
- DOUBLE GARAGE
- CLOSE TO COUNTRY PARK



GENERAL DESCRIPTION An extremely well presented executive style five bedroom detached house boasting five bedrooms spread across three floors, ideally located near Franklin Fields and Country Park. The property has a feeling of elegance, featuring smooth plastered high ceilings with coving details. The property has a most welcoming reception hall adorned with wood flooring, complete with a handy storage cupboard and cloakroom wc. Double doors from the hall lead to the dining room, perfect for hosting gatherings and family meals, while adjacent lies a versatile reception room suitable for various uses such as an office, study, or playroom. The reception hall continues to the modern refitted kitchen / breakfast room, offering generous amounts of cupboard and drawer storage space, undermount sink, integrated appliances including fridge, freezer, dishwasher and washing machine. In addition there is a breakfast Island with space for breakfast bar seating complemented with built in wine rack and drinks fridge. Adjacent to the kitchen Breakfast room is a light and airy lounge, benefiting from ample windows and southerly aspect, with central feature fireplace and double French doors opening onto the garden patio ideal for relaxing and entertaining. Ascending the stairs to the first floor is a window at the stair return letting in natural light to the stair well.

The first floor landing is spacious with useful recess suitable for small furniture or even a desk with a window to the side aspect. This floor offers three double bedrooms with a spacious master bedroom leading to a dressing room with built in wardrobes, which in turn leads to the ensuite shower room offering large walk in shower, wall hung wash basin set in vanity unit, wall hung wc, modern radiator and tiling to walls and flooring. The other two bedrooms are doubles one currently utilised as an office. In addition there is a four piece family bathroom providing panel bath with shower mixer, enclosed shower, wash hand basin and wc.

From the landing the stairs lead up to the second floor. Here are two very generous bedrooms, one with a large ensuite shower room, the other ample room for double bed, furniture and separate dressing area. Both these bedrooms have far reaching views across the river crouch and beyond.

Out side the property occupies a corner plot and has space to the front, and sides, with laurel hedging providing screening from the road. To the front the

property has a neat front garden mainly grey slate beds with pots, wrought iron fence and screened hedging.

The main garden is set to the side with access from the kitchen breakfast room as well as the French doors from the lounge. The garden enjoys a southerly aspect, is neat and well maintain with immediate patio area, two paths one leading to a timber gate providing access to the double driveway and garage, the other leading to the garage rear personal door. Along one flank is a decking area, with a good sized timber shed located into a recess to the rear of the garden. The garden extends down the rear of the property with path, slate beds and shrub screening, leading to the kitchen access. There is timber gated access to the front of the property adjacent to the house. The Driveway has pedestrian access to the rear of the garden, providing off road parking and access to the double garage. There is an electric vehicle charging point adjacent to the garage. The garage benefits from having power and light connected, with a pitched roof proving eaves storage.



The property is situated literally one minute walk from Franklin Fields and the Country Park with the River Crouch, Eyotts and South Woodham Ferrers Sailing Clubs, and Marsh Farm. The town centre is a 15 minute walk, with shops, supermarket, public house, schools including William De Ferrers, sports centre and swimming pool. South Woodham benefits from a railway station with links to London Liverpool Street. The property is presented in excellent order and superb location, hence early viewing is highly recommended.







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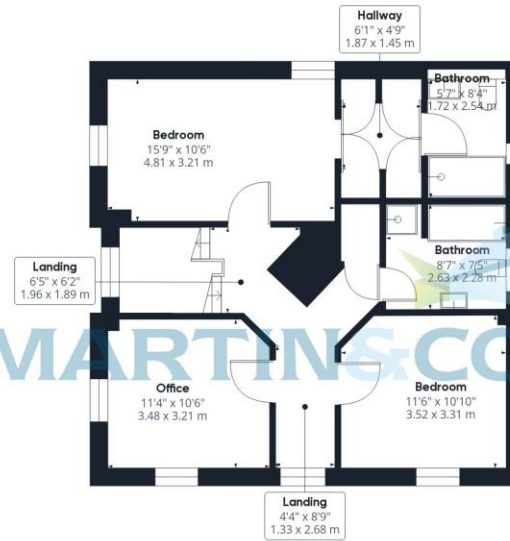


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Floor 0 Building 1

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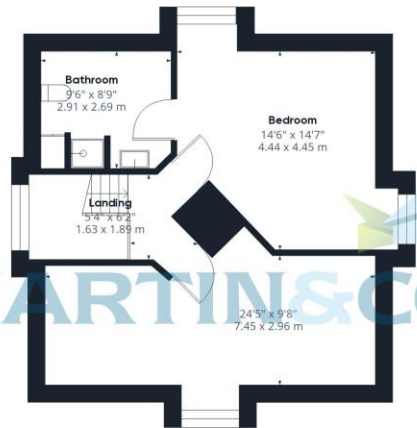
Floor 1 Building 1

Approximate total area⁽¹⁾

2345.77 ft²

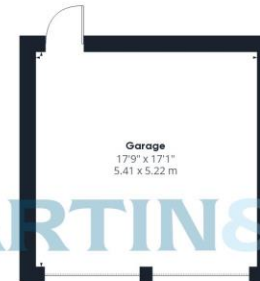
217.93 m²

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Floor 2 Building 1

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Floor 0 Building 2

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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