



Main Road, Woodham Ferrers , Essex CM3 8RW  
£575,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



A UNIQUE DETACHED CHALET BACKING OPEN FIELDS TO REAR... situated in a non estate position in the charming village of Woodham Ferrers. This deceptively spacious home is set on an unoverlooked plot approaching 1/3 acre with a westerly aspect. Converted from a bungalow to a chalet in the year 2000 by the present vendors along with a host of other improvements since including construction of a double cart lodge, large timber summerhouse and a replacement combi oil central heating boiler. The property offers versatile accommodation featuring two bedrooms and a bathroom to the first floor, whilst the ground floor offers a further double bedroom, three spacious reception rooms, shower room and a large fitted kitchen. Externally there is a rear garden measuring approximately 160' x 55' backing fields and 63' x 55' front garden/driveway with the aforementioned double cart lodge. For further information or to arrange a viewing please contact Church & Hawes. Energy rating E.



## FIRST FLOOR

### Landing

Window to front. Radiator. Stairs to ground floor. Currently used as a study area.

### Bedroom One 14'5 x 12'6 (4.39m x 3.81m)

Window to rear. Radiator. Two reduced height double fitted wardrobes. Four eaves storage cupboards.

### Bedroom Two 14'1 x 9' (4.29m x 2.74m)

Window to front. Radiator. Four eaves storage cupboards. Fitted wardrobe. Recessed storage pockets.

### Bathroom

Window to rear. Bath with telephone style shower attachment. Pedestal wash hand basin. Close coupled W.C. Part tiled walls.

## GROUND FLOOR

### Hallway

UPVC front door. Radiator with decorative cover. Wood floor. Under stairs storage cupboard. Stairs to first floor.

### Bedroom Three 12'10 x 10'8 (3.91m x 3.25m)

Bay window to front. Radiator.

### Lounge 16'3 x 13'6 (4.95m x 4.11m)

Bay window to front. Radiator with decorative cover. Fire place with inset electric fire (provision for open fire).

### Shower Room

Obscure glazed window to side. Radiator. W.C. Shower cubicle with wall mounted electric shower. Sink unit set into vanity unit with twin cupboards below. Fully tiled floor & walls.

### Kitchen 16'2 x 12' (4.93m x 3.66m)

Window to rear. Obscure glazed door to side. Radiator. Range of base and eye level units with inset 1 & 1/2 bowl sink unit. Feature brick archway over cooker and boiler area. 'Greenstar' combination oil central heating boiler. Washing machine and dishwasher to remain. Space for fridge/freezer.

### Dining Room 12'3 x 10'2 (3.73m x 3.10m)

French doors to conservatory. Radiator. Wood floor.

### Conservatory 15'8 x 9'4 (4.78m x 2.84m)

Dwarf brick wall with uPVC construction and pitched roof. French doors to rear. Radiator.

## EXTERIOR

Set on westerly aspect plot approaching 1/3 acre.

### Double Cartlodge 19'1 x 17'7 (5.82m x 5.36m)

Power and light connected.

### Rear Garden 160' x 55' (48.77m x 16.76m)

Westerly aspect. Terracotta coloured paved seating area following through to decking. Steps down to ornamental fish pond. Remainder laid to lawn with various flowers and shrubs. Access to garden outbuilding. Distant views over fields beyond.

### Front 63' x 55' (19.20m x 16.76m)

Generous shingle driveway parking for numerous vehicles. Various plants and shrubs. Space for vehicular access to carport (garden alterations required).

### Large Garden Summerhouse

Covered seating area. Timber construction. Open faced to garden.

### Agents Notes

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.

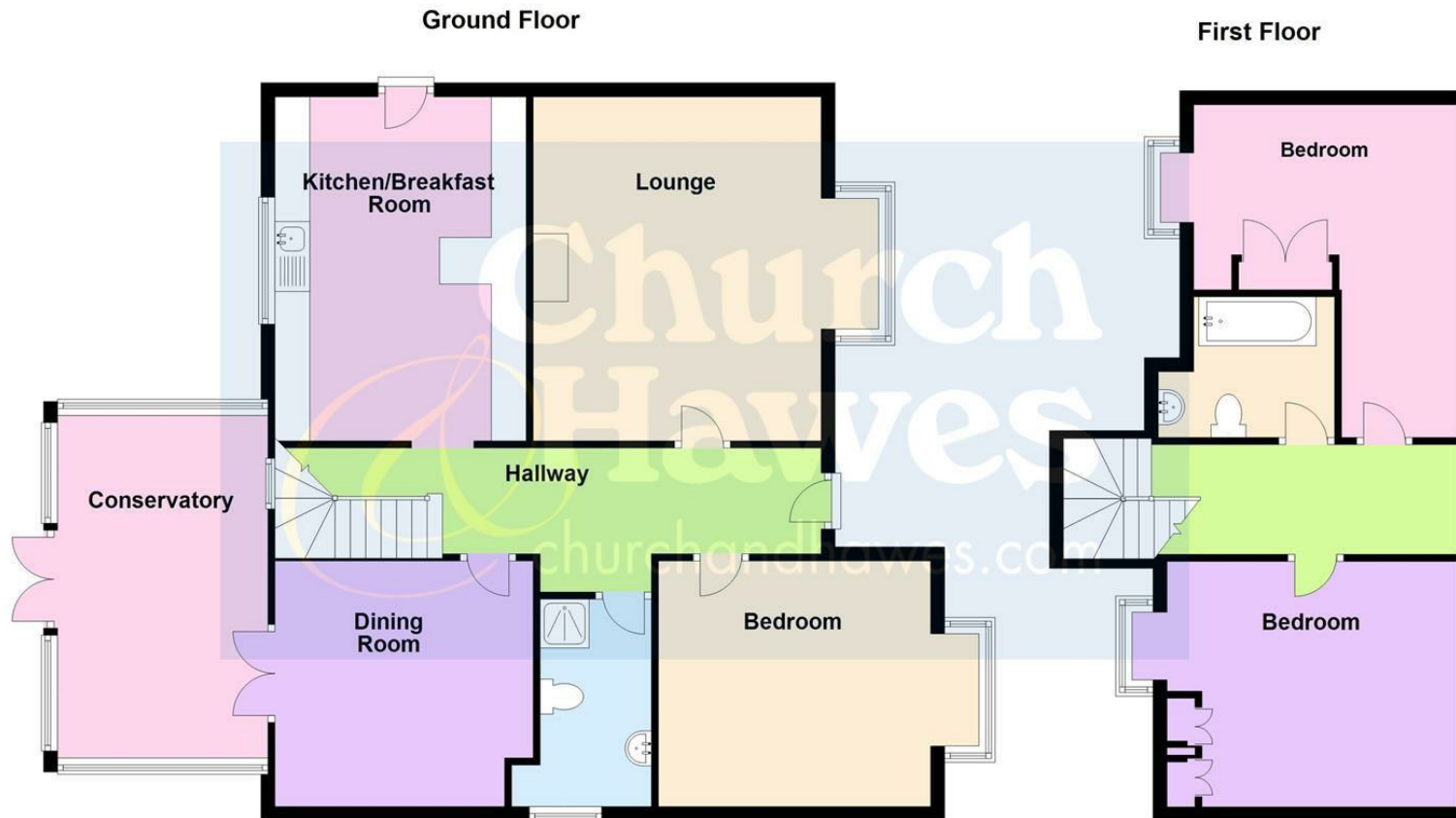












Total area: approx. 1558.0 sq. feet

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