

www.churchandhawes.com

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# Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



## 21 Pine Close, Wickford, Essex SS12 9LP Offers in excess of £109,995

Delightful one bedroom ground floor maisonette eligible for persons aged 55 or over, situated within a pleasant setting, convenient for the local shops and amenities. Featuring a dual aspect lounge overlooking the communal garden, fitted kitchen, shower room, PVCu double glazed windows and door, gas fired central heating. Other features include a communal lounge and laundry room, on site warden and residents parking.





## ENTRANCE

Entered via PVCu double glazed door into L shape hallway, radiator, built in storage cupboard, plus additional walk in storage cupboard, doors to all rooms.

## SHOWER ROOM

Large walk in glazed shower cubicle, pedestal wash hand basin with tile splashbacks, low level w.c, radiator, PVCu obscure double glazed window to front elevation, ceramic tiled floor.

## BEDROOM 13'8 x 8'2 (4.17m x 2.49m)

PVCu double glazed window to rear, radiator, coved cornice to textured ceiling.

## LOUNGE 17'3 x 9'3 (5.26m x 2.82m)

Dual aspect lounge with PVCu double glazed windows to side and rear elevations, radiator, coved cornice to textured ceiling, sliding door leading to kitchen.

## KITCHEN 10'5 x 6 (3.18m x 1.83m)

PVCu double glazed window to front elevation, generous range of fitted eye and base level units, laminate work surfaces with inset stainless steel sink unit, space for cooker, space for fridge freezer, plumbing for washing machine, wall mounted gas central heating boiler.

## EXTERIOR

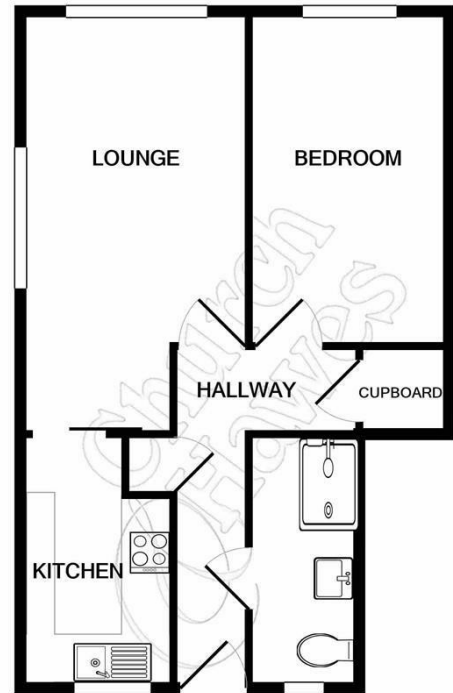
Externally, the property features an enclosed rear communal garden. There is also a communal club house/residents lounge, further laundry room, plus residents car parking.

## 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



TOTAL APPROX. FLOOR AREA 448 SQ.FT. (41.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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