



# Arlington Square, South Woodham Ferrers, CM3 7BF

Council Tax Band G (Chelmsford City Council)

3 6 4

Offers over £700,000 Freehold

## ACCOMMODATION

Built by the award winning Bellway Homes this superbly presented and spacious executive family home is situated in this exclusive close and overlooks Arlington Square open space to the front and is just a minutes walk from Franklin Fields nature reserve and the river crouch. The property has been extended to the rear and improved significantly throughout by the present owners and internal viewing is considered essential to fully appreciate the many benefits on offer.

Ground floor accommodation commences with a spacious and light entrance hall with built in cloaks cupboard and ground floor cloakroom, a large playroom overlooks Arlington Square to the front, the separate living room opens onto the rear garden whilst the spacious kitchen features shaker style units with granite worktops and integrated appliances with double doors opening into the rear extension which is currently used as a family room and dining space and features a vaulted ceiling and two sets of french doors opening into the rear garden.

The first floor accommodation surrounds a central landing with three double bedrooms which all offer en-suite facilities. The principal bedroom features extensive range of fitted wardrobes and boasts a luxuriously appointed en-suite bathroom with a contemporary suite which includes his and her wash basins, freestanding double ended bath with wall inset led TV, separate walk in shower and underfloor heating, the second/guest bedroom also offers a walk in dressing room, the 6th single bedroom is currently used as a home office.

The accommodation is completed on the second floor with two further double bedrooms which feature dual aspect windows with velux openings to the rear and a separate bathroom. The home also features gas central heating and double glazing, whilst outside there is driveway parking, a carport and single garage.

## LOCATION

Arlington Square is part of Fenland Downs development and has to be considered as one of the best locations in South Woodham Ferrers due to its close proximity to Franklin Fields and the River Crouch. South Woodham Ferrers provides good transport links and is within easy reach of the A130 offering an easy route into the City centre of Chelmsford and also links with the A127 to Southend which in turn links with the M25.

Commuters are within a few minutes of South Woodham Ferrers rail station which provides regular services to both Stratford International and London Liverpool Street stations. Highly rated schools which include Collingwood Primary School, Elmwood Primary School and St Joseph's Catholic Primary School are also located nearby. South Woodham Ferrers provides an abundance of recreational activities which include Saltcoats Park, Marsh Farm Animal Adventure Park and Marsh Farm Country Park. Local amenities include supermarkets Asda Superstore and the Co-Operative Food and there is an array of bars and restaurants.

- Superbly presented & spacious three storey family home
- Ground Floor Cloakroom
- Family Room
- 22ft Kitchen with integrated appliances
- Sixth bedroom / home office
- Guest bedroom with dressing room and en-suite shower
- Separate shower room/wc
- Carport and driveway parking for 3 cars
- Sought after location within few minutes walk of Frankland Fields Nature Reserve
- Reception Hall
- Spacious rear facing living room
- Rear extension to provide spacious Dining Room
- Five double bedrooms
- Spacious principal bedroom with stunning en-suite bathroom
- Third bedroom with en-suite
- Gas central heating and double glazing
- Single Garage

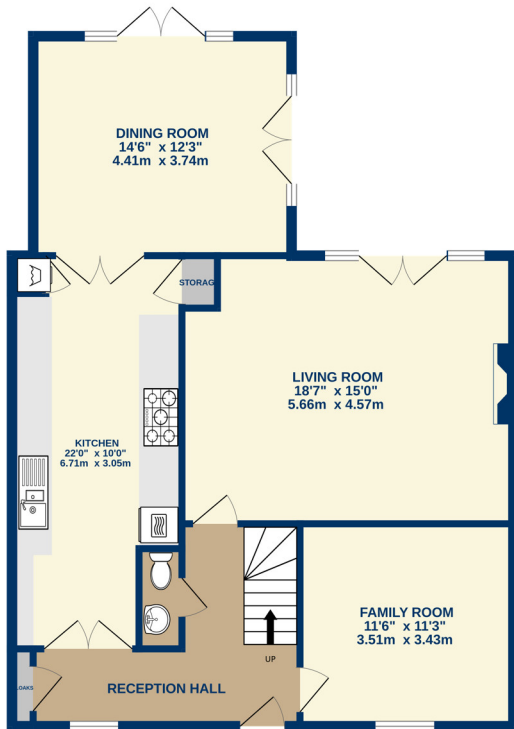




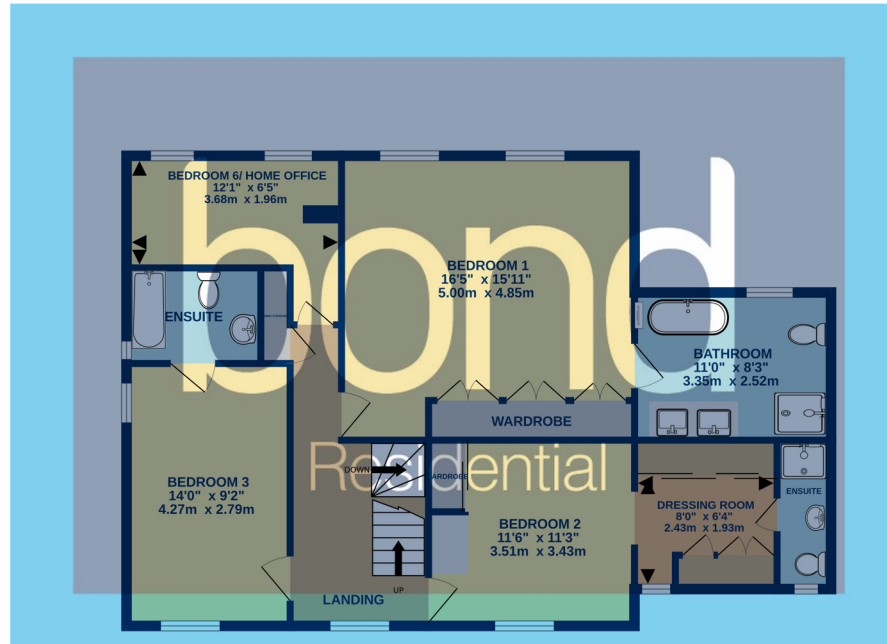




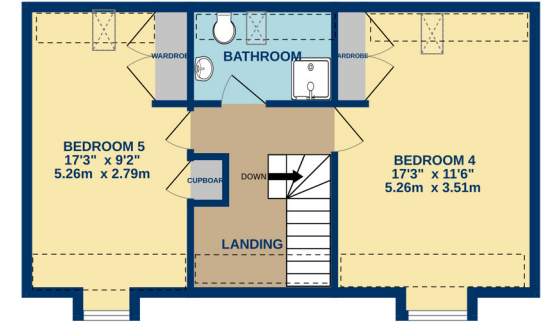
GROUND FLOOR  
914 sq.ft. (84.9 sq.m.) approx.



1ST FLOOR  
930 sq.ft. (86.4 sq.m.) approx.



2ND FLOOR  
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA : 2308 sq.ft. (214.4 sq.m.) approx.

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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