The Street, Woodham Ferrers, CM3 8RQ

Energy Efficiency Rating E

2 5 2

Guide Price £700,000 - £725,000

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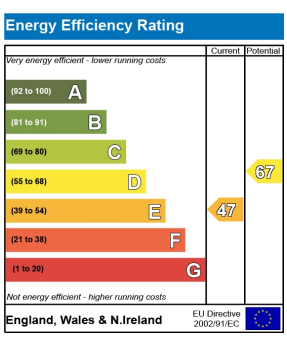

ACCOMMODATION

A well presented detached family home which enjoys a third of an acre plot and enjoys countryside views to the rear. The home has been significantly improved throughout by the current owners and includes an impressive loft conversion as well as a large outbuilding to the rear boundary. The accommodation comprises entrance hall, cloakroom, kitchen/breakfast room or dining area with integrated appliances, separate utility room, generous living room and dining room which could easily be used as a further sitting room as it opens onto a raised decking area and affords stunning views across the garden and countryside beyond. On the first floor there are four bedrooms with the principal bedroom offering an en-suite shower in addition to a large family bathroom with modern 4 piece suite. The loft conversion features a double bedroom with velux windows and extensive eaves storage areas and an en-suite cloakroom. The property also features oil fired central heating and double glazing. Outside there is driveway parking for 3/4 cars and side access leads to the rear garden. The overall plot extends to 1/3 of an acre and the rear of the property is elevated so the decked seating area at the rear of the property takes full advantage of the stunning countryside views beyond. The garden is landscaped with various patio/seating areas and extensive lawns with flower and shrub borders. To the rear boundary there is a large outbuilding which provides an air conditioned games room or gym, large workshop area and garden store.

LOCATION

The Village of Woodham Ferrers offers a local primary school, public house and restaurant and is located Within 1.3 miles of South Woodham Ferrers which offers a selection of local amenities and train station (with a 52 minute journey time to London Liverpool Street) faster train journey times are available at either the nearby town of Wickford (with a 37 minute journey time) or the city of Chelmsford (with a 34 minutes journey time) which offers excellent shopping facilities and is renowned for its educational excellence with two of the UK's top performing grammar schools.

Council Tax - Band E

Tenure - FREEHOLD

- **Detached family house**
- **Five bedrooms with en-suite to bedroom one**
- **Loft bedroom with en-suite cloakroom**
- **Spacious living room with separate dining or sitting room**
- **Kitchen/breakfast or dining area with integrated appliances**
- **Utility room and separate storage room**
- **Cloakroom & family bathroom**
- **Oil central heating and double glazing**
- **Third of acre plot**
- **Outbuildings with air conditioned games room, large workshop and garden store**
- **Off road parking**

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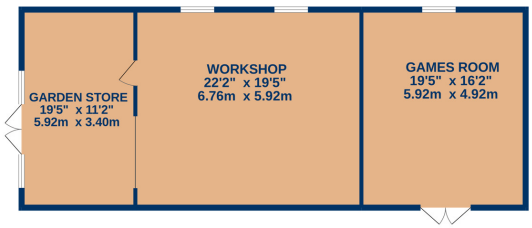
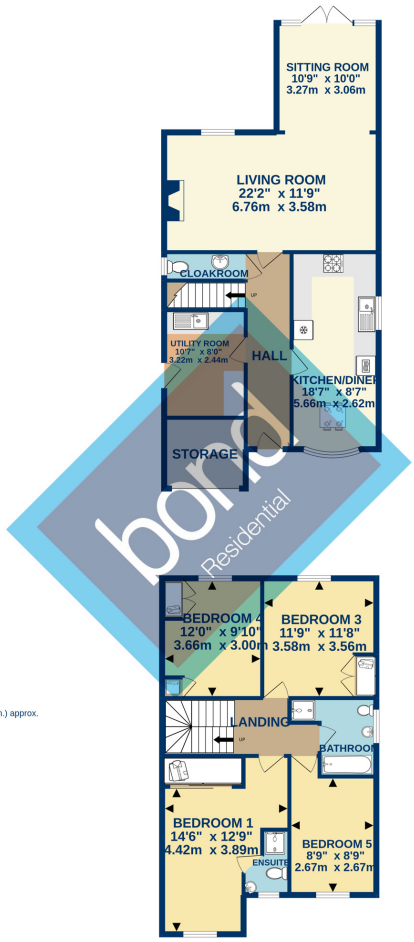
FLOORPLAN

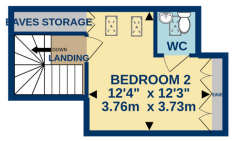
GROUND FLOOR
1751 sq.ft. (162.6 sq.m.) approx.





1ST FLOOR
686 sq.ft. (63.7 sq.m.) approx.

2ND FLOOR
219 sq.ft. (20.4 sq.m.) approx.



TOTAL FLOOR AREA : 2655 sq.ft. (246.7 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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bond Residential
01245 222856
www.bondresidential.co.uk
10 Maldon Road, Danbury, CM3 4QQ

The Property Ombudsman

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