



The Chase, South Woodham Ferrers, CM3 5PY

Council Tax Band D (Chelmsford)

 3  4  1

Guide Price £500,000-£525,000 Freehold

GUIDE PRICE £500,000 to £525,000 Spacious Four Double Bedroom Detached Home:

Welcome to this spacious four double bed roomed detached home offering the perfect blend of space, comfort, and convenience. Situated in close proximity to the railway station, local shops and schools this property is ideal for families or commuters.

As you step inside one is greeted by a welcoming entrance hall that leads to a separate extended generous size lounge with a feature fireplace perfect for cosy evenings with the family or entertaining. The hall continues with a ground floor cloak room and access to the spacious kitchen breakfast room. The heart of this home is undoubtedly this spacious kitchen, complete with ample storage, breakfast bar, space for appliances and a range style cooker. Adjacent to the kitchen is a separate conservatory style breakfast room with French doors opening out to the southerly rear garden, perfect for casual meals and morning coffee. This seamlessly leads to the formal dining room creating a harmonious space designed to cater to the needs of a busy family, providing both functionality and style a real bonus for this property.

Upstairs the landing provides access to the loft which is boarded and has a light as well as access to four double bedrooms ideal for a growing family as well as a family bathroom is well-appointed including a P shaped bath with rain head style shower over the bath.

Outdoors the property boasts a southerly aspect rear garden, providing a sunny and private outdoor space for relaxation and play with a paved patio, lawn area with neat raised borders, screened laurel hedging to the rear and a side access to the front.

To the front this home benefits from a shingle driveway providing off road parking as well as access to the single garage.

The property benefits from all mains services, has double glazing, UPVC soffits and fascias, and a replacement gas fired boiler approx. 5 years ago.

SOUTH WOODHAM FERRERS

South Woodham Ferrers is a vibrant small town with its own rail station with services to Stratford International and London Liverpool Street stations. The town square is the centre of South Woodham Ferrers, and is surrounded by a large selection of restaurants, shops, cafes, and bars, sports centre and swimming pool, all of which are within accessible distance from the property. South Woodham is also known for its scenic riverside walks around the country park and river crouch. For watersports enthusiasts there are two boat clubs, one offering sailing, cruising, waterskiing, and paddle sports. Fishing can also be enjoyed in the river.

There are popular schools within easy access which include Elmwood Pre-school, Collingwood and Woodville Primary schools, St Joseph's Catholic Primary and Trinity St Marys C of E Primary Schools as well as William De Ferrers Secondary School.

There are an abundance of recreational activities such as Saltcoats Park, Marsh Farm Animal Adventure Park and Marsh Farm Country Park. Local amenities include supermarkets Asda Superstore and the Co-Operative Food as well as a large Sainsburys and there is an array of bars and restaurants.

- **GUIDE PRICE £500,000 to £525,000**
- **Separate Lounge and Dining Rooms**
- **Ground Floor Cloakroom**
- **Southerly Aspect Rear Garden**
- **Four Double Bedrooms**
- **Extended Four Bedroom Detached House**
- **Spacious Fitted Kitchen with Separate Breakfast Room**
- **Driveway Parking and Garage**
- **Close to Station, Shops and Schools**
- **Family Bathroom**



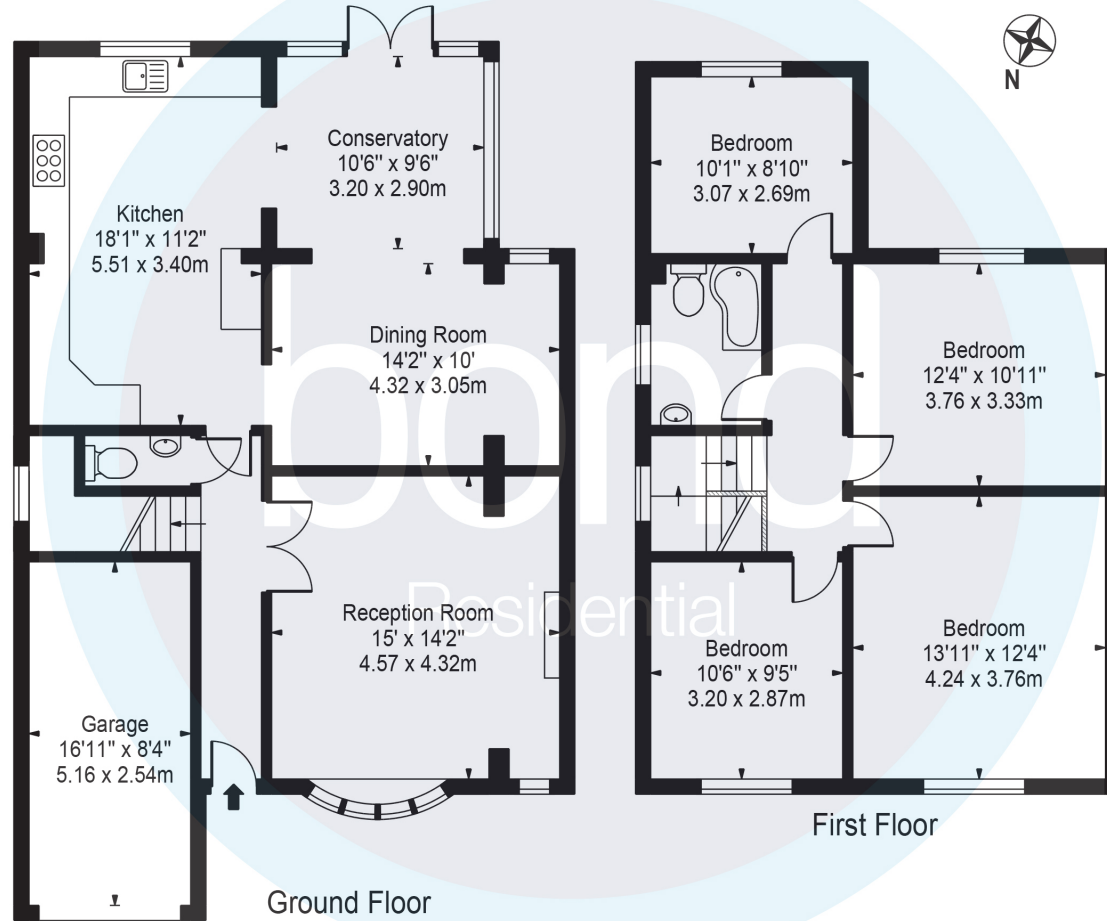






The Chase,
 South Woodham Ferrers, Chelmsford, CM3 5PY
 Approx. Gross Internal Area 1475 Sq Ft - 137.03 Sq M
 (Excluding Garage)

Approx. Gross Internal Area Of Garage 141 Sq Ft - 13.11 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

10, Maldon Road,
 Danbury, Essex, CM3 4QQ
 Telephone: 01245 222856
 Website: www.bondresidential.co.uk

Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008. Bond Residential have made every effort to ensure that consumers and/or businesses are treated fairly and provided with accurate material information as required by law. We have not tested any apparatus, equipment, fixture, fitting or any services and as such are unable to verify they are in working order, fit for their purpose, or within the ownership of the seller or landlord. Neither have we been able to check the legal documentation to verify the legal status of the property. We therefore advise potential buyers or tenants to verify these matters with their own solicitors or other advisers.

