



Drywoods, South Woodham Ferrers, CM3 5ZG

Council Tax Band E (Chelmsford)



Guide Price £450,000 Freehold

Well presented town house, set over three floors offering flexible accommodation. One is welcomed by a long entrance hall with convenient cloakroom wc and cloak cupboard. The ground floor also boasts a wonderfully newly refitted utility room along with fitted units, real wood worktops, an LG Washtower (available by separate negotiation) with a versatile reception room/bedroom adjacent with French doors leading to the neat westerly aspect rear garden. Newly carpeted stairs leading to the upper levels.

The first floor is designed for open-plan living, featuring a generous lounge area with coal effect gas fire, built in storage units, Juliet balcony to the front, while the dining area benefits from a balcony overlooking the westerly aspect rear garden perfect for enjoying sheltered afternoon and evening sunshine. The dining room seamlessly connects to a refitted modern WREN kitchen, complete with ample storage, a pull-out larder cupboard, concealed bin storage and integrated appliances.

Newly carpeted stairs lead up to the second floor where one encounters a wonderful main bedroom suite enjoying a westerly facing Juliet balcony as well as a dressing room and a high quality ensuite fitted with a Villeroy and Boch suite and skylight velux window. Two additional bedrooms complete this floor, one adorned with Amtico flooring and the other benefiting from built-in wardrobes. The family bathroom adds to the convenience and comfort and has a Velux skylight enabling natural light into the room.

OUTSIDE

The rear garden which is approaching 60ft in depth enjoys a Westerly aspect where one can enjoy afternoon and evening sunshine either from the covered balcony off the dining area, or the paved patio terrace, which is ideal for entertaining or just relaxing. There is an elegant wrought iron stairway connecting the paved terrace to the balcony. The rest of the garden is mainly lawn, with a timber shed to the rear, and the garden has the benefit of a rear access facility.

To the front is a part covered carport driveway providing off road parking, with electric charging point. There is access via roller shutter door to the part converted garage which provides a storage area to the front.

THE LOCATION

The property is located within a short walk to the Country Park, Marsh Farm, River and sailing club. 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.

This family home is located within easy access to the popular local schools 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

- **Town House 3 / 4 Bedrooms**
- **Ensuite with Villeroy and Boch Suite**
- **Open Plan Living and Dining room with Balcony**
- **Honewell Remote Control Gas Heating System**
- **Car charging point**
- **Main Bedroom with Dressing Room**
- **Refitted Kitchen and Newly Refitted Utility Room**
- **Ground floor Cloakroom with built in coat cupboard**
- **Close to River and Country Park**
- **60ft+ Westerly Rear Garden with Rear Access**



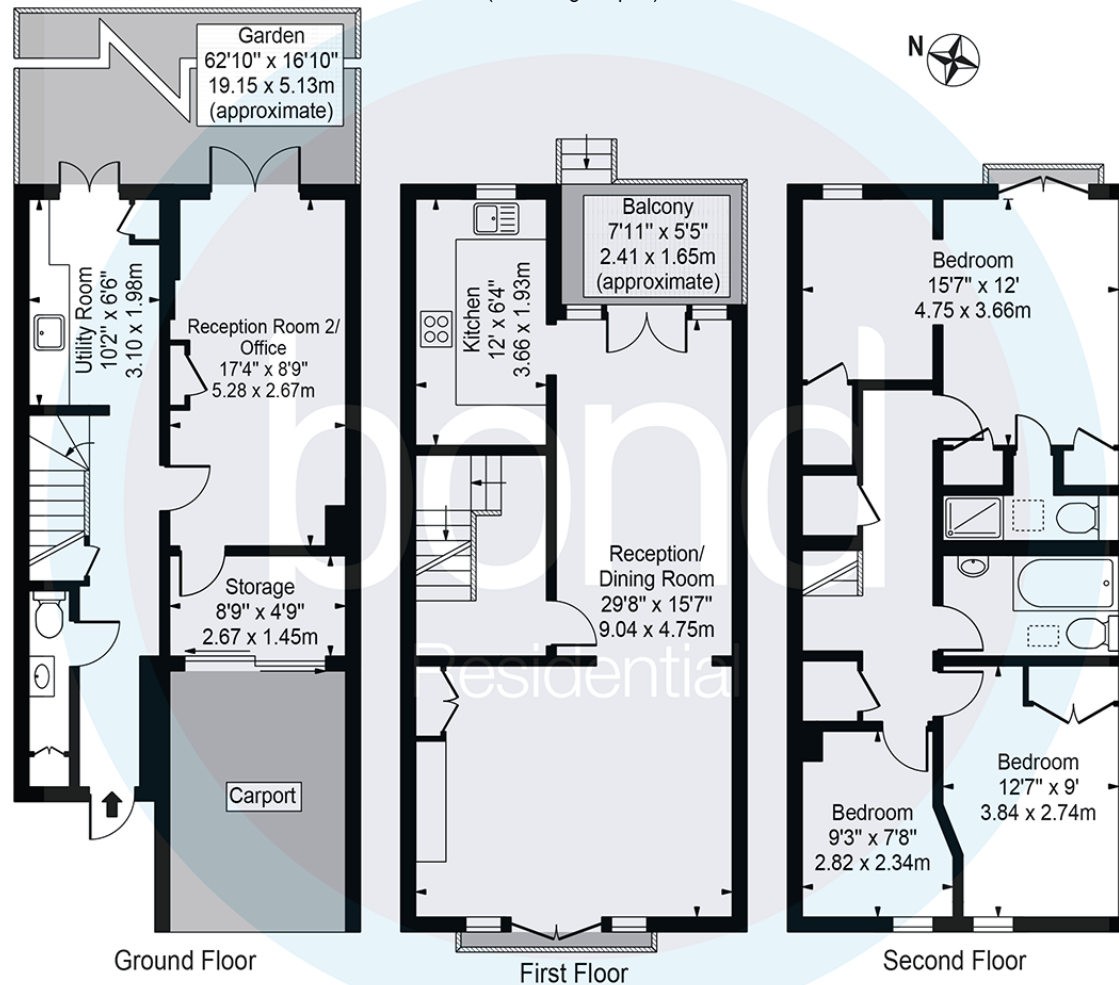






Drywoods SWF, CM3 5ZQ

Approx. Gross Internal Area 1469 Sq Ft - 136.47 Sq M
(Excluding Carport)



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.

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