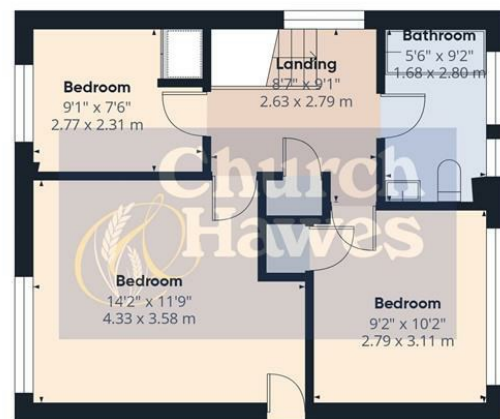


Floor 0



Floor 1

Approximate total area⁽¹⁾
 1139 ft²
 105.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



19 Marklay Drive, South Woodham Ferrers, Essex CM3 5NP

Offered for sale with no onward chain. Spacious three bedroom semi detached "Gough Cooper" house, conveniently situated just a short walk from the train station, shops and schools. This particular property features a ground floor cloakroom w.c, good size lounge/diner with adjacent "P" shape double glazed conservatory. other benefits include fitted kitchen, modern family bathroom, 40ft rear garden plus garage and driveway parking. Freehold. Council tax band D. EPC rating TBC.

Price £420,000



GROUND FLOOR

Entered via PVCu sealed unit double glazed sliding door to: -

PORCH

Textured ceiling, PVCu sealed unit double glazed door to: -

HALLWAY

PVCu sealed unit double glazed windows to side, coved cornice to ceiling, radiator, stairs rise to first floor with storage cupboard under, laminate floor.

CLOAKROOM

Single glazed porthole window to side, radiator two piece suite comprising low level w.c. and wash hand basin.

LOUNGE/DINER 29'7" x 13'<9'11" (9.02m x 3.96m<3.02m)

Dual aspect with PVCu sealed unit double glazed window to front, sealed unit patio doors to rear, coved cornice to ceiling two radiators, laminate floor.

KITCHEN 11'8" x 9' (3.56m x 2.74m)

PVCu double glazed window and door to rear, cream gloss eye and base level units, laminate work surface, stainless steel single drainer sink unit with mixer tap, integrated hob and extractor hood over, built-in oven and grill, plumbing for washing machine, space for fridge freezer, integrated dishwasher.

CONSERVATORY 19'1" x 12'8" <6'5" (5.82m x 3.86m <1.96m)

P-shaped PVCu sealed unit double glazed to all aspects, dwarf wall, polycarbonate roof, tiled floor, double doors to garden, radiator, light and power.

FIRST FLOOR

LANDING

PVCu sealed unit double glazed window to side, coved cornice to ceiling, access to part boarded loft space via ladder, airing cupboard housing hot water tank, fitted carpet, doors to: -

BEDROOM ONE 14'1" x 11'8" (4.29m x 3.56m)

PVCu sealed unit double glazed window to front, coved cornice to ceiling, radiator, fitted carpet.

BEDROOM TWO 10' x 9' (3.05m x 2.74m)

PVCu sealed unit double glazed window to rear, coved cornice to ceiling, radiator, built-in storage cupboard, fitted carpet.

BEDROOM THREE 8'11" x 7'9" (2.72m x 2.36m)

PVCu sealed unit double glazed window to front, coved cornice to ceiling, radiator, fitted carpet, built-in wardrobe.

FAMILY BATHROOM

Two obscure PVCu sealed unit double glazed windows to rear, radiator, three piece suite comprising low level w.c., panel enclosed bath with mixer tap, wash hand basin inset to vanity unit with cupboard under, fully tiled to walls.

EXTERIOR

REAR GARDEN 40' x 28' approx. (12.19m x 8.53m approx.)

Mainly laid to lawn with flower and shrub beds, timber shed.

GARAGE

Roller door, PVCu sealed unit double glazed personal door to rear, light and power.

FRONT

Concrete driveway with parking for two cars, pathway to front door, remainder mainly laid to lawn with flower and shrub beds, security light.

AGENTS NOTE

Agents Note & Money Laundering & Referrals

AGENTS NOTE: These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning

permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there is no delay in agreeing a sale

REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

- THREE BEDROOM SEMI DETACHED HOUSE
- GROUND FLOOR CLOAK ROOM W.C
- SPACIOUS LOUNGE/DINER
- FITTED KITCHEN
- FAMILY BATHROOM
- PVCu DOUBE GLAZED CONSERVATORY
- 40FT REAR GARDEN
- GARAGE AND DRVEWAY PARKING
- NO ONWARD CHAIN
- FREEHOLD, COUNCIL TAX BAND D. EPC RATING TBC

