

Paul Mason Associates



Gladden Fields, South Woodham Ferrers, Essex, CM3 7AH
Guide Price £425,000 - £450,000

- No onward chain - Keys held for viewings
- Three bedroom detached house
- Highly sought after location
- Ensuite shower room, family bathroom and ground floor cloakroom
- Large L shaped lounge/dining room plus conservatory
- Fitted kitchen
- Single garage plus off street parking
- Good size secluded and well maintained rear garden
- Internal viewing highly recommended
- EPC - TBC

****Guide Price £425,000 - £450,000**** Situated in a highly sought after cul-de-sac is this splendid three bedroom detached family home, offered for sale with the benefit of no onward chain.

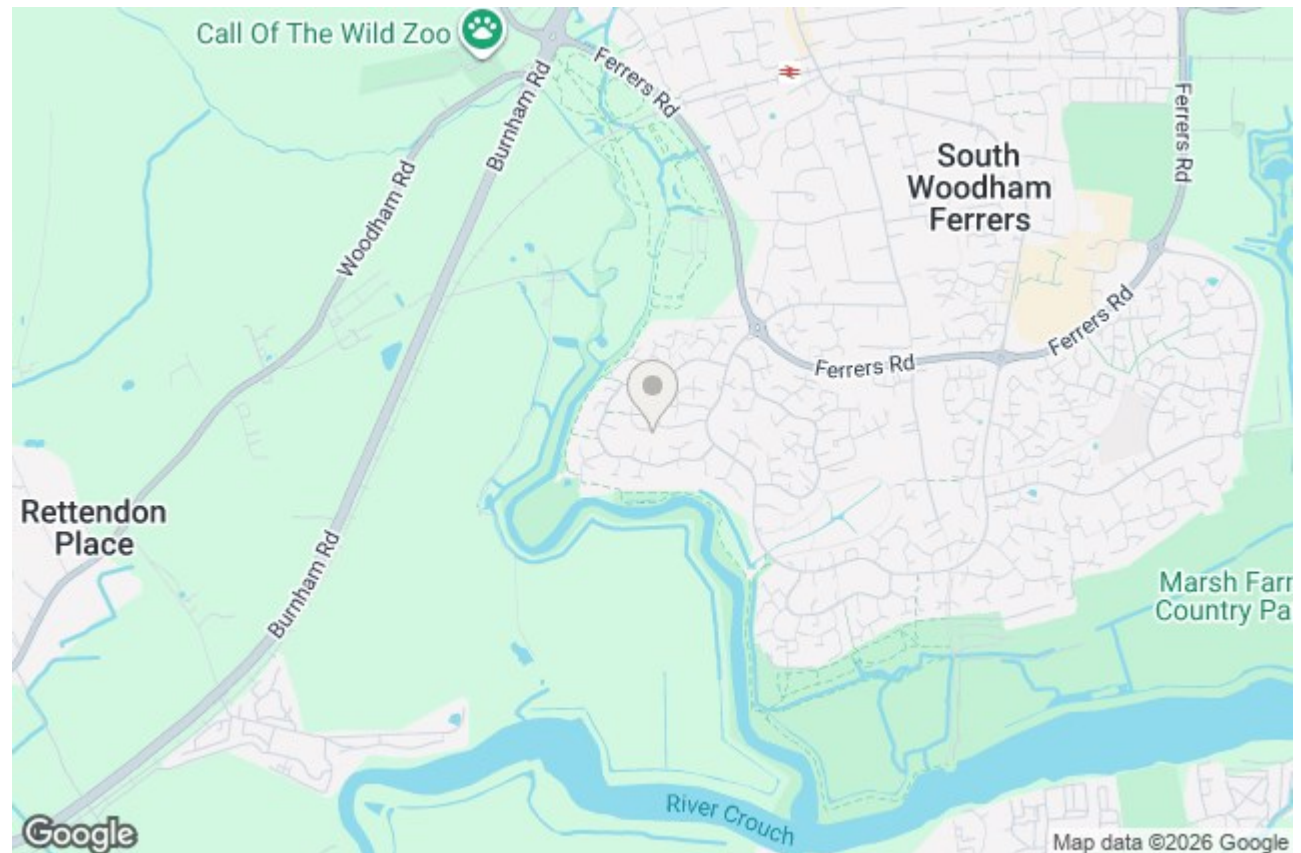
Internally the accommodation comprises a master bedroom with ensuite shower room, two further bedrooms, family bathroom and ground floor cloakroom, large L shaped lounge/dining room plus conservatory and fitted kitchen.

Externally the property boasts a good size secluded and well maintained rear garden, single garage and driveway providing off street parking.

South Woodham Ferrers is a highly sought after Town, surrounded by countryside, with an array of pleasant walks including along the beautiful River Crouch. There is a range of local amenities including the highly regarded William De Ferrers High School, sports and leisure centre with a swimming pool, Recreational Parks, public houses, restaurants, supermarkets, library and The Call of The Wild Zoo and Marsh Farm.

An internal viewing is highly recommended to appreciate this splendid detached family home.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			Very environmentally friendly - lower CO ₂ emissions
(81-91) B			(81-91) A
(69-80) C			(69-80) B
(55-68) D			(55-68) C
(39-54) E			(39-54) D
(21-38) F			(21-38) E
(1-20) G			(1-20) F
Not energy efficient - higher running costs			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



Distances

South Woodham Railway Station -
1.0 miles

South Woodham Ferrers High
School - 1.1 miles

Chelmsford City Centre - 12.5 miles

Southend (London) Airport - 14.0
miles

A130 - 3.5 miles

(All mileages are approx.)

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Cloakroom

Kitchen

2.77m x 2.62m (9'1" x 8'7")

L Shaped Lounge/Dining Room

5.66m x 4.83m max (18'6" x 15'10" max)

Conservatory

3.59m x 2.50m (11'9" x 8'2")

FIRST FLOOR

Bedroom One

4.09 m x 2.75m (13'5" m x 9'0")

Ensuite Shower Room

Bedroom Two

2.86m x 2.86m (9'4" x 9'4")

Bedroom Three

3.14m x 2.05m (10'3" x 6'8")

Family Bathroom

EXTERIOR

Garage

5.17m x 2.70m (16'11" x 8'10")

Driveway Providing Off Street Parking

Secluded And Well Maintained Rear
Garden

Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas central heating

Local Authority - Chelmsford

Viewings

Strictly by appointment only through
the selling agent Paul Mason

Associates 01245 382555.

Important Notices

We wish to inform all prospective
purchasers that we have prepared
these particulars including text,
photographs and measurements as
a general guide. Room sizes should
not be relied upon for carpets and

furnishings. We have not carried out
a survey or tested the services,
appliances and specific fittings.
These particulars do not form part
of a contract and must not be relied
upon as statement or representation
of fact.

**Awaiting
Floorplan**



Paul Mason Associates

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Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP





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