



58 Downleaze, South Woodham Ferrers, Essex CM3 5SJ

This ready to move into, spacious 3/4 bedroom semi-detached home is ideally located in the popular South Woodham Ferrers area. Offering versatile accommodation throughout, the property features a bright living space, modern kitchen, three well-proportioned bedrooms, and a flexible fourth bedroom/home office. With additional dining space and downstairs wc.

Externally, the property benefits from a driveway, electric roller garage doors, electric carport/EV charging point, and a generous rear garden perfect for families and entertaining.

Conveniently situated close to local amenities, schools, and transport links, this could be a perfect family home.

£425,000



GROUND FLOOR

Living area 10'01 x 10'00 (3.07m x 3.05m)

Spacious living area with double glazed windows and radiator with fitted media wall, allowing extra storage space.

Dining room 10'10 x 10'00 (3.30m x 3.05m)

Dining area with access to living room, back garden, kitchen and integral garage. Along with modern, fitted bar area.

Study/Integral garage 12'06 x 7'03 (3.81m x 2.21m)

Study with radiator and double glazed window with access to dining room and kitchen. Potential to use a downstairs, fourth bedroom.

Garage 18'05 x 7'07 (5.61m x 2.31m)

Spacious garage with electric roller door and lighting.

Kitchen 11'03 x 9'01 (3.43m x 2.77m)

Fully fitted, modern, kitchen with double Rangemaster oven and double glazed window. With access to the hallway and dining room.

Hallway 6'00 x 12'03 (1.83m x 3.73m)

Modern hallway with fitted under stair storage space with access to lounge and kitchen.

WC 3'01 x 4'02 (0.94m x 1.27m)

Modern downstairs WC with hand basin and heated towel rail.

FIRST FLOOR

Bathroom 5'04 x 9'00 (1.63m x 2.74m)

Full sized bath with shower over the bath, WC and hand basin and heated towel rail.

Bedroom 1 11'09 x 11'11 (3.58m x 3.63m)

Large master bedroom with fitted storage, double glazed window and radiator. With access to en-suite shower room.

Bedroom 2 9'07 x 9'01 (2.92m x 2.77m)

Double second bedroom with fitted wardrobes and storage cupboard. With double glazed window and radiator.

Bedroom 3 9'02 x 7'05 (2.79m x 2.26m)

Spacious third bedroom with radiator and double glazed window.

En Suite 4'08 x 4'05 (1.42m x 1.35m)

En suite shower room with fitted shower, WC and hand basin.

EXTERIOR

Garden

Spacious garden with lawn and decked seating area.

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.

- Close to local amenities
- Driveway and Garage
- Semi detached
- 3/4 Bedrooms
- Turn key ready
- Close to local schools
- Electric charge point
- Freehold
- Council tax band C
- EPC rating E

