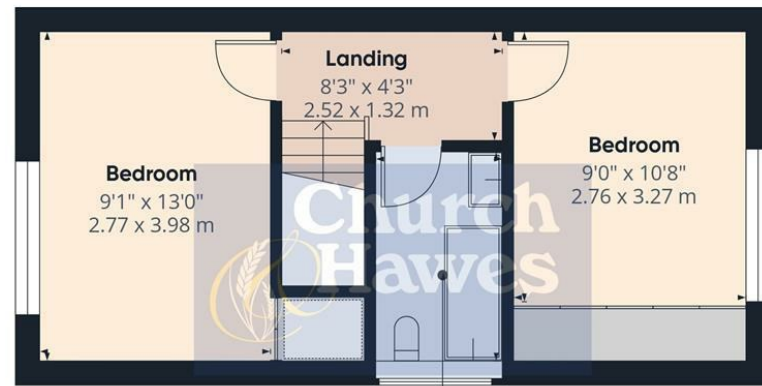


Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**  
 673 ft<sup>2</sup>  
 62.7 m<sup>2</sup>

**Reduced headroom**  
 8 ft<sup>2</sup>  
 0.8 m<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
 Below 5 ft/1.5 m

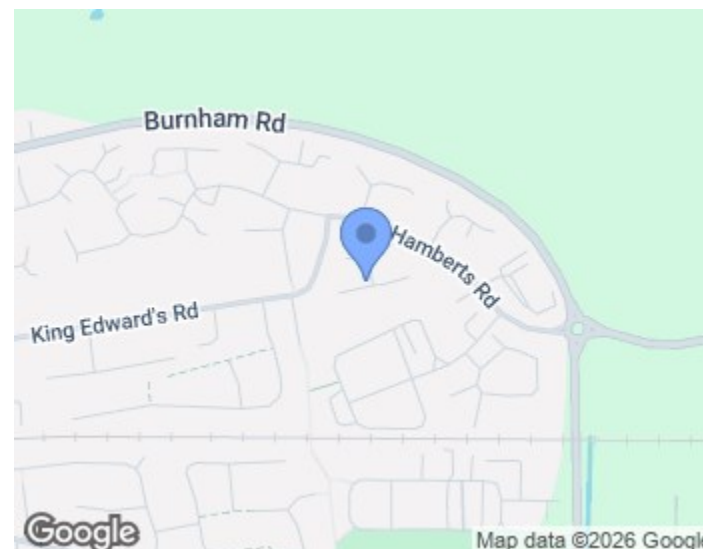
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



## 52 Glendale, South Woodham Ferrers, Essex CM3 5TS

Two bedroom semi-detached house conveniently situated for Woodville School, shops and railway station. The accommodation comprises two large bedrooms the second of which has fitted wardrobes, white family bathroom, large lounge and limed oak fitted kitchen, all with PVCu double glazed windows and doors, heating is provided by a gas radiator system. Externally, there is driveway parking leading to the garage and a southerly facing rear garden. Freehold, council tax band C. EPC rating D



**Price £325,000**

## GROUND FLOOR

PVCu double glazed door to: -

## ENTRANCE HALL

PVCu double glazed window to front, glazed door to: -

## LOUNGE 17'5" x 12'10" (5.31m x 3.91m)

PVCu double glazed window to front, radiator, coved cornice to smooth ceiling, stairs to first floor, glazed door to:-

## KITCHEN/DINER 12'10" x 9'5" (3.91m x 2.87m)

PVCu double glazed windows to rear, PVCu double glazed door to rear, radiator, smooth plaster ceiling, range of eye and base level units, acrylic single sink unit with mixer tap and drainer, inset work surface, space for oven with extractor hood over, space for washing machine, space for fridge, space for dishwasher, tiled splashbacks.

## FIRST FLOOR

### BEDROOM ONE 13'5" x 9'3" (4.09m x 2.82m)

PVCu double glazed window to front, built in sliding mirror wardrobe, coved cornice to smooth plaster ceiling.

### BEDROOM TWO 10'8" x 8'10" (3.25m x 2.69m)

PVCu double glazed window to rear, radiator, coved cornice to smooth plaster ceiling.

## BATHROOM

PVCu double glazed window to side, three piece suite comprising panel enclosed bath with mixer tap and electric shower, pedestal wash hand basin, tiled to bath and sink area, tongue and groove panelling.

## EXTERIOR

### GARAGE

Up and over door, light and power.

### REAR GARDEN

Southerly facing with patio area and path leading to lawn area with shrub borders, decked 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.

- ENTRANCE HALL
- LOUNGE 17'5 x 12'10
- FITTED KITCHEN 12'10 X 9'5
- BEDROOM ONE 13'5 x 9'3
- BEDROOM TWO 10'8 x 8'10
- FAMILY BATHROOM
- DOUBLE GLAZED & GAS FIRED CENTRAL HEATING
- SOUTHERLY FACING REAR GARDEN
- GARAGE & DRIVEWAY
- FREEHOLD, COUNCIL TAX BAND C. EPC RATING D

