



Church  
Gandalfs Ride, South Woodham Ferrers, Essex CM3 5WX  
Guide price £340,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

A simply stunning, extended, 2 bedroom semi detached house which must be seen. Presented to a high decorative standard throughout, 2 good size bedrooms, refitted luxurious white family bathroom, large lounge diner, extended kitchen with luxurious matt finish cream kitchen units, integrated appliances and vaulted ceiling, heating and hot water provided via a gas 'Combi' boiler, replacement PVCu windows & doors. Externally there is driveway parking and an attached single garage, the rear garden is approximately 50' in length laid mainly to lawn. THIS HOUSE HAS TO BE SEEN AND ENJOYED!

## GROUND FLOOR

Half obscure glazed sealed unit double glazed composite entrance door to: -

## LOUNGE/DINER

17'4" x 14'3" x 17'4" (5.28m x 4.34m x 5.28m)

PVCu sealed unit double glazed window to front and obscure PVCu sealed unit double glazed window to side, coved cornice to smooth plaster ceiling, two radiators, dimmer switch, TV point, stairs rise to first floor, laminate floor, double doors: -

## KITCHEN

15'8" x 8'8" (4.78m x 2.64m)

PVCu sealed unit double glazed window to rear and PVCu sealed unit double glazed French doors to garden, vaulted ceiling, halogen downlights, radiator, tiled floor, tiled splashbacks, fitted matt finish cream kitchen comprising single drainer one and a half bowl sink unit with mixer tap inset work surface with cupboard and storage space under, plumbing for a washing machine and dishwasher, adjacent work surface, drawer and cupboard under, inset four ring ceramic hob, stainless steel extractor fan over, further work surface with cupboard under, floor to ceiling unit housing double oven, cupboards over and under, integrated fridge freezer, ten wall cupboards, dimmer switch, TV point.

## FIRST FLOOR

## LANDING

Smooth plaster ceiling with halogen downlights, airing cupboard housing gas central heating serving domestic hot water and central heating.

## BATHROOM

PVCu sealed unit double glazed window to rear, smooth plaster ceiling, halogen downlights, chrome heated towel rail, white low level w.c., vanity wash hand basin, panel enclosed bath with glazed shower screen, mixer tap and shower, tiled walls and floor.

## BEDROOM 1

10'10" x 10' (3.30m x 3.05m)

PVCu sealed unit double glazed window to rear, coved cornice to smooth plaster ceiling, radiator, TV point, dimmer switch, fitted wardrobes to one wall.

## BEDROOM 2

11' x 7' (3.35m x 2.13m)

PVCu sealed unit double glazed window to front, coved cornice to smooth plaster ceiling, radiator.

## HALL

Coved cornice to smooth plaster ceiling, door to: -

## EXTERIOR

## GARAGE

Up and over door, light and power, eaves storage, personal door to rear.

## REAR

50' approx. (15.24m approx.)

Laid mainly to lawn with access to garage

## FRONT

Own driveway and parking for one car in front of own garage

## AGENTS NOTE

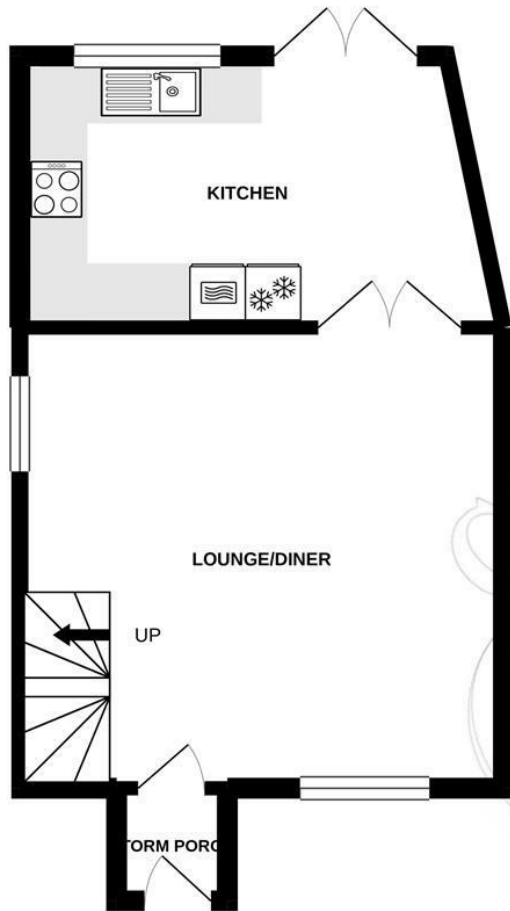
We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working

order, nor have we made any of the relevant enquires with the local authorities pertaining to planning permission and building regulations. The buyer is advised to obtain verification from their solicitor or Surveyor.

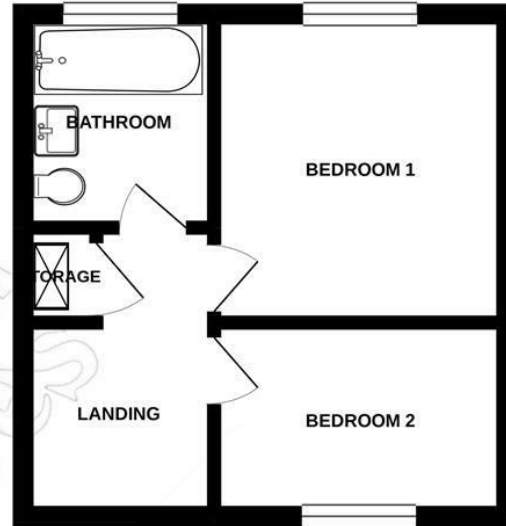
VIEWING – By appointment with the Vendor's Agents CHURCH & HAWES 01245 329429

WE ARE OPEN – Monday to Friday 9am-6pm – Saturday 9am-5pm

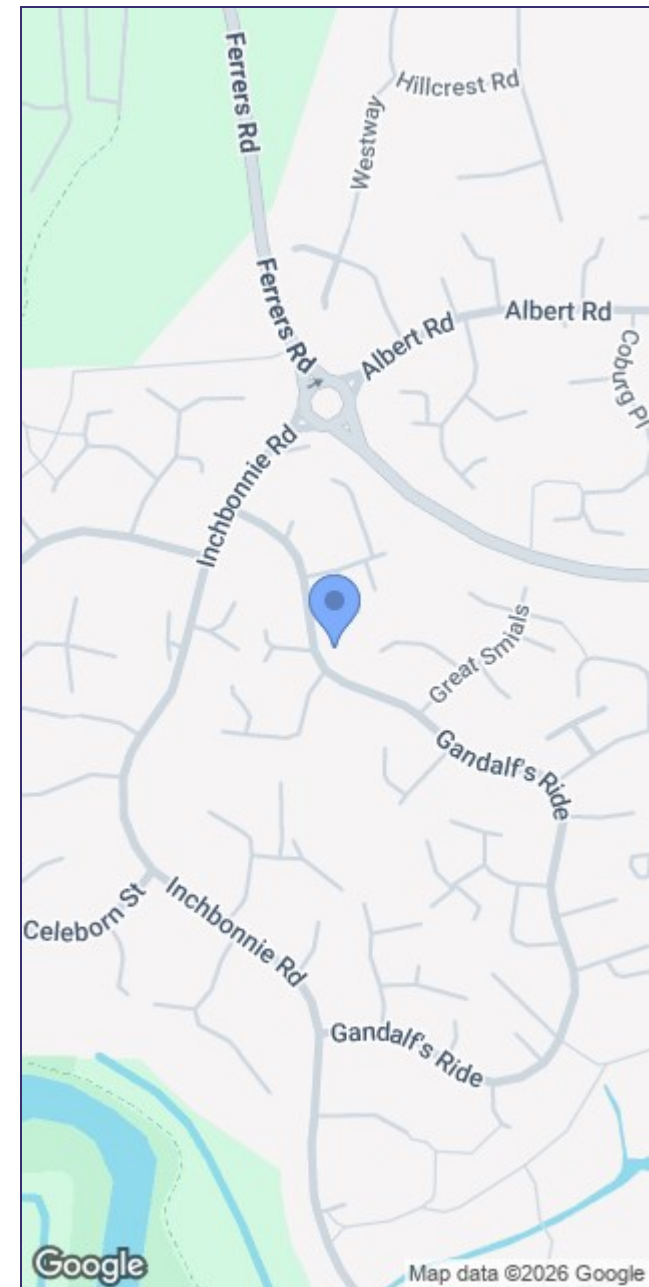
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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