



Leighlands Road, South Woodham Ferrers

CENTRALLY LOCATED: Castle Estate Agents are delighted to offer FOR SALE this Very well presented THREE bedroom LINK DETACHED family home with single storey extension. Centrally located and boasting a wealth of fine features including, single Garage, DOWNSTAIRS SHOWER ROOM and OFF STREET PARKING.

- 3 Bedrooms
- Seperate dining room
- Single garage
- Walk to Station
- Walk to local schools
- Link detached house
- Off street parking
- Close to town center
- Single story extention
- Very well presented

£385,000 Freehold

Front aspect

Hard standing off street parking to front and up and over door to garage, outside lights, gated side access, mature shrub borders, laid to lawn, double glazed door with frosted glass inset to:

Hallway

Laminated wood flooring, doors to all rooms, stairs to first floor, power points, radiator in cover.

Lounge 15' by 11' 6" (4m 57cm by 3m 51cm), (I)

Double glazed bay window to the front aspect with fitted blinds, 2 x radiators, power points, tv point, coving, hardwood flooring, built in feature fire place, wall mounted lights.

Kitchen 9' 3" by 8' 3" (2m 82cm by 2m 51cm), (I)

Double glazed window to the front aspect with fitted blinds, laminated flooring, eye level and base level units incorporating a 5 ring gas hob with under oven and over extractor fan, space for fridge/freezer and dishwasher, boxed edge work surfaces incorporating a stainless steel 1 1/4 bowl sink with mixer taps, power points, tiled splash backs and radiator.

Dining room 14' 6" by 7' (4m 42cm by 2m 13cm), (I)

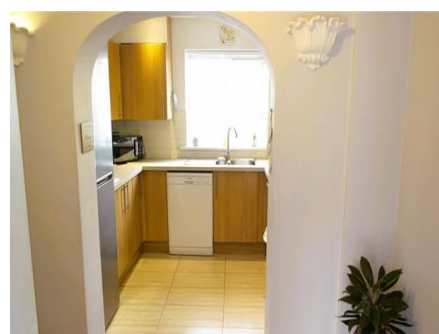
Two x radiators, wooden flooring, tv point, double glazed French doors to garden and a single glazed door to side with fitted blinds, power points.

Down stairs shower room

Fully tiled, down lighters, 3 piece White suite comprising of a corner shower cubicle with wall mounted mains shower over, low level flush toilet, hand was basin with mixer taps, cupboard housing washing machine, obscure double glazed window with fitted blinds and radiator.

First floor landing

Doors to all rooms, loft access, power points, double glazed window to side aspect.



Whilst we endeavour to make our sales particulars as accurate and reliable as possible, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order or have been inspected by ourselves. Please be advised that some of the particulars may be awaiting vendor approval. Please contact us should you have any queries and we will try our utmost to assist.

Bedroom 1 11' 3" by 8' 6" (3m 43cm by 2m 59cm), (I)

Coving, radiator, fitted wardrobes, double glazed window with fitted blinds, power and tv points.



Bedroom 2 10' 8" by 8' 6" (3m 25cm by 2m 59cm), (I)

Coving, radiator, fitted wardrobes, double glazed window with fitted blinds, power and tv points.

Bedroom 3 8' 6" by 6' (2m 59cm by 1m 83cm), (I)

Coving, radiator, double glazed window with fitted blinds, power and tv points.

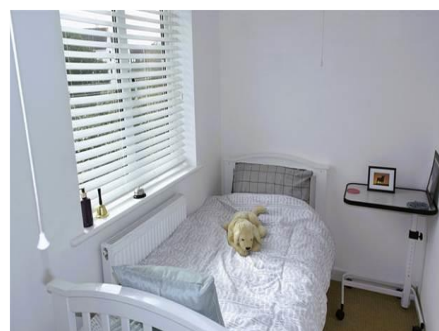
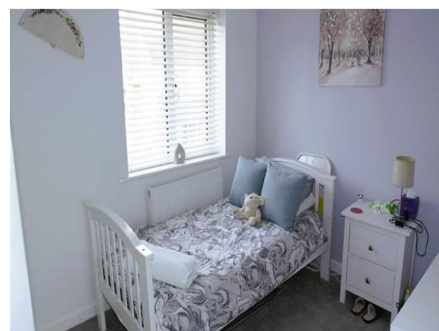
Family bathroom

3 Piece White suite comprising of a low level flush toilet, hand wash basin with mixer taps, panel enclosed bath with mixer taps and shower attachment, tiled splash backs, tiled flooring, Double glazed frosted windows with fitted blinds, down lighters, heated towel rail.



Rear garden

Enclosed rear garden with paved patio area, BBQ area, raised planters, mainly laid to lawn, outside tap and lights, access to garage.



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