



BRITISH
PROPERTY
AWARDS

2020 - 2021

★★★★★

GOLD WINNER

LETTING AGENT
IN LEIGH-ON-SEA



BRITISH
PROPERTY
AWARDS

2018-2019

★★★★★

GOLD WINNER

LETTING AGENT
IN LEIGH ON SEA



BRITISH
PROPERTY
AWARDS

2017

★★★★★

GOLD WINNER

ESTATE AGENT
IN LEIGH-ON-SEA



Edwin Hall View, South Woodham Ferrers

CALLING ALL FAMILIES: Castle Estate Agents are delighted to offer FOR SALE this very well presented 3/4 BEDROOM DETACHED HOUSE situated in this quiet sought after CUL-DE-SAQ within easy walking distance to LOCAL SHOPS, BARS, RESTAURANTS, STATION, BUS ROUTES and falls into Woodville Primary school.

- 3/4 Bedrooms
- South Facing garden
- Off Street Parking
- Excelent Condition
- Woodville School Catchment
- Detached House
- Garage
- En-Suite Bathroom
- Walk to Train Station
- Walk to Town Centre

£575,000 Freehold

Front aspect

Black paved off street parking, outside light, gated rear access, laid t lawn, mature tree, door to garage, new double glazed door with frosted glass insets and side panel windows to:



Hallway

Tiled flooring, doors to all rooms, stairs to first floor, power points, radiator, half wood paneled walls.

Cloakroom

Full length double glazed frosted window to front aspect, heated towel rail, tiled flooring, matching splash backs, 2 piece White suit comprising of a low level flush toilet and hand wash basin with mixer taps in unit.



Lounge 14' 2" by 14' 3" (4m 32cm by 4m 34cm), (I)

Double glazed bay window to the front aspect with fitted shutter blinds, radiator, power points, tv point media wall with feature mosaic tiles, electric feature fire place.



Kitchen/Diner 24' 8" by 14' 4" (7m 52cm by 4m 37cm)

Double glazed window and by fold doors with blind insets to the rear aspect, tiled flooring, Dark blue eye level and base level units with center island incorporating an induction hob and retractable extractor fan and built in double oven, integral dishwasher and fridge freezer, quartz work surfaces incorporating an enamel sunken sink with mixer taps, power points, tv point, matching splash backs, down lighters, radiator, coving, hanging feature dining lights.



Utility room 13' 8" by 7' 2" (4m 17cm by 2m 18cm), (I)

Double glazed window to the rear aspect, tiled flooring, Dark blue eye level and base level units integral fridge freezer, quartz work surfaces incorporating an enamel sunken sink with mixer taps, power points, matching splash backs, down lighters, radiator, door to garage.



First floor landing

Doors to all rooms, loft access, power points, storage cupboard, half wood paneled walls, double glazed window to front aspect, radiator.

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 17' 10" by 11' 4" (5m 44cm by 3m 45cm), (I)

2 x Double glazed window to the front aspect with fitted shutter blinds, power points, tv point, radiator, door to En-suite and walk in wardrobes/ bedroom 4.

En-suite

3 Piece White suite comprising of a low level flush toilet, hand wash basin with mixer taps in unit, double shower cubicle with wall mounted mains rainfall shower, down lighters, tiled splash backs, heated towel rail, tiled flooring, double glazed frosted window to front aspect, heated towel rail, vanity mirror.

Dressing room/Bedroom 4 9' 8" by 7' 5" (2m 95cm by 2m 26cm), (I)

Double glazed window to the sidet aspect, power points, radiator.

Bedroom 2 12' by 10' (3m 66cm by 3m 5cm), (I)

Double glazed window to the rear aspect, power points, radiator, tv point.

Bedroom 3 12' by 8' (3m 66cm by 2m 44cm), (I)

Double glazed window to the rear aspect, power points, radiator, tv point.

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 wall mounted mains shower, fully tiled splash backs with feature wall, tiled flooring, Double glazed frosted window to the front aspect with fitted blinds, down lighters, heated towel rail, vanity mirror, extractor fan.

Rear garden

Paved patio area, outside lights and tap, mainly laid to lawn with mature boarders, gated side access.

Garage

Power, lighting, up and over door to front aspect.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		77
(55-68) D	51	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		77
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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