



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



South View Close, South Woodham Ferrers

GREAT FAMILY HOME: Castle Estate Agents are delighted to offer FOR SALE this very well presented 4 BEDROOM 3 RECEPTION EXTENDED DETACHED HOUSE situated on this quiet sought after road within easy walking distance to LOCAL SHOPS, BARS, RESTAURANTS, STATION, BUS ROUTES and LOCAL SCHOOLS.

- 4 Double bedrooms
- Quiet location
- Off Street Parking x 4 cars
- Separate lounge
- Walk to local schools
- Detached House
- Family/Dining room
- Seperate study
- Walk to Train Station
- Walk to Town Centre

£530,000 Freehold

Front aspect

Block paved off street parking x 4 cars, outside light and power point, gated rear access, double glazed door with frosted glass insets to:



Hallway

Radiator in cover, hardwood flooring, wall mounted lights, power points, stairs to first floor and under stairs cupboard, coving to ceiling, doors to all rooms.

Cloakroom

2 Piece White suite with a low level flush wc, modern vanity pedestal and wash basin with mixer taps, ceramic tiles to walls and floor, spot lighting and extractor to smooth ceiling, heated towel rail, double glazed frosted window to side aspect.



Study 10' 7" by 8' 3" (3m 23cm by 2m 51cm), ()

Double glazed window to front aspect, spot lighting, radiator, tiled flooring, power points, tv point, wall mounted electric fire, door to:



Utility room 8' 6" by 5' (2m 59cm by 1m 52cm), ()

Door to lean to, space for washing machine, tumble dryer, tiled flooring.

Lounge 12' 8" by 10' (3m 86cm by 3m 5cm), ()

Double glazed window to front aspect, modern gas fireplace with surround and brick hearth, radiator, coving to smooth ceiling, tiled flooring, power points and tv point, down lighters, wall mounted lights.



Kitchen/Diner 12' 6" by 9' 9" (3m 81cm by 2m 97cm), ()

A range of modern eye level and base cupboards and drawers integrated dishwasher and fridge freezer, 4 ring gas hob with a stainless steel extractor over, fitted oven and micro wave, black roll top work surfaces, stainless steel double bowl sinks with mixer taps, wine rack, tiled flooring, spot lighting and coving to smooth ceiling, tiled splash backs, double glazed window and door to rear 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.

Family/Dining room 23' 4" by 18' 6" (7m 11cm by 5m 64cm), ()

Double glazed windows and French doors to rear aspect and 3 x sky lights to rear aspect, 4 x radiators in covers, down lighters, hard wood flooring, power points, tv point, brick built feature fire place.



First floor landing

Spacious area, loft access, coving, double glazed window to the side aspect.

Bedroom 1 12' 6" by 10' 3" (3m 81cm by 3m 12cm), ()

Double glazed window to front aspect, radiator in cover, coving to smooth ceiling, up and over fitted wardrobes, power points, tv point, laminated wood flooring.



Bedroom 2 11' 7" by 9' 7" (3m 53cm by 2m 92cm), ()

Double glazed window to rear aspect, radiator, coving to smooth ceiling, power points, tv point, laminated wood flooring.



Bedroom 3 11' 4" by 8' 7" (3m 45cm by 2m 62cm), ()

Double glazed window to rear aspect, radiator in cover, coving to smooth ceiling, fitted mirrored wardrobes, power points, tv point, laminated wood flooring.

Bedroom 4 11' 7" by 8' 8" (3m 53cm by 2m 64cm), ()

Double glazed window to front aspect, radiator in cover, coving to smooth ceiling, power points, tv point, laminated wood flooring.

Family bathroom

Double glazed frosted window to the side aspect, 3 piece modern White suite comprising of a panel enclosed bath with mixer taps and wall mounted mains shower over, hand wash basin in vanity unit with mixer taps, low level flush wc, chrome heated towel rail, fully tiled to walls, tiled flooring, extractor and spot lighting to smooth ceiling, heated towel rail, airing cupboard.



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Rear garden

Approx 60ft commencing with a paved patio dining area, a range of mature shrub borders, mainly laid to lawn, shed to rear aspect, gated side access, outside lights and tap.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		81
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		81
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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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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