



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



White Tree Court, South Woodham Ferrers

O.I.E.O: £680,000. CALLING ALL FAMILIES: Castle Estate Agents are delighted to offer FOR SALE this very well presented 4 BEDROOM DETACHED HOUSE situated on this quiet sought after cul de sac within easy walking distance to, LOCAL SHOPS, BARS, RESTAURANTS, STATION, BUS ROUTES, LOCAL SCHOOLS.

- 4 Bedrooms
- Detached double garage
- Ample off Street Parking
- Excellent Condition
- Woodville School Catchment
- Detached House
- South Facing garden
- En-Suite
- Walk to Train Station
- O.I.E.O: £680,000.00

£680,000 Freehold

Front aspect

Block paved off street parking for ample cars, outside lights, gated rear access, mainly laid to lawn, up and over doors to double detached garage, double glazed door with frosted glass inset to:

Hallway

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



Cloakroom

Double glazed frosted window to side aspect, radiator, tiled flooring, tiled splash backs, 2 piece White suit comprising of a low level flush toilet and hand wash basin with mixer taps, coving.



Lounge 21' by 12' (6m 40cm by 3m 66cm), ()

Double glazed window to the front aspect with fitted blinds, coving, radiator, power points, tv point, Fitted feature fire place with electric fire inset.



Study/Office 10' by 9' (3m 5cm by 2m 74cm), ()

Double glazed window to front aspect with fitted blinds, power points, coving, radiator.



Kitchen/Diner 23' 9" by 11' (7m 24cm by 3m 35cm), ()

Double glazed window to the rear aspect, laminated wood flooring, Black high gloss eye level and base level units incorporating an induction hob and over extractor fan and built in double oven, integral dishwasher and double fridge freezer, matching work surfaces incorporating a center island with Graphite sunken sink with mixer taps, power points, tv point, matching splash backs, down lighters, radiator, coving, down lighters, feature wall with tv point, hanging center lights, music built in system, open to:



Utility room 8' by 6' (2m 44cm by 1m 83cm), ()

Black eye level and base level units incorporating washing machine and tumble dryer, down lighters, coving, laminated wood flooring, tiled splash backs, double glazed window and door to side aspect, power points.

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.

Conservatory 18' by 11' (5m 49cm by 3m 35cm), ()

Laminated wood flooring, down lighters, power points, double glazed windows and French doors to rear aspect, double glazed French doors to lounge, hanging center chandelier.



First floor landing

Doors to all rooms, loft access, power points, 2 x chandeliers, double glazed window to front aspect, coving.

Bedroom 1 14' by 11' (4m 27cm by 3m 35cm), (), ()

Double glazed window to the rear aspect with fitted blinds, coving, power points, tv point, radiator, fitted wardrobes, door to En-suite.



En-suite

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



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

Double glazed window to the rear aspect with fitted blinds, power points, radiator, tv point, coving.



Bedroom 3 10' by 9' (3m 5cm by 2m 74cm), ()

Double glazed window to the front aspect with fitted blinds, power points, radiator, tv point, coving.

Bedroom 4 10' by 9' (3m 5cm by 2m 74cm), ()

Double glazed window to the front aspect with fitted blinds, power points, tv point, radiator.



Family bathroom

3 Piece White suite comprising of a low level flush toilet, hand wash basin with mixer taps, panel enclosed corner bath with mixer taps and wall mounted mains shower over, fully tiled splash backs, tiled flooring, Double glazed frosted windows to the side aspect, down lighters, coving, heated towel rail, extractor fan.

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Rear garden

Approx 40ft Large paved area, outside lights, power point and tap, Astro turfed, gated side access, raised flower beds, shingled area, door to garage.

Double garage

Up and over doors to the front aspect, power, lighting and double glazed windows to the rear aspect.

Agents notes

Council Tax Band - F

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold

EPC rating - C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	83
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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	73	83
England & Wales	EU Directive 2002/91/EC	

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Approximate Gross Internal Area
 Main House 1400 sq ft (130 sq m)
 Garage 360 sq ft (33 sq m)
 Total 1530 sq ft (142 sq m)

Measurements are approximate and are for information purposes only. We make no representation as to the accuracy or completeness of any information shown on this website. Please contact us for more information. www.rightmove.co.uk



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