



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



Woodham Road, Stow Maries

STUNNING NEW BUILD: Castle Estate Agents are pleased to offer FOR SALE this impressive 6 BEDROOM, 4 BATHROOM DETACHED family home set in this desirable Village location of Stow Maries within the catchment area of the Outstanding Cold Norton Primary School, a short stroll to Three Rivers Golf club.

- Six Bedroom Detached House
- Ample off street parking
- New Home Warranty
- Beautiful Village Location
- Close to Golf course
- 4 x Bathrooms
- Large detached Garage
- Open plan living
- Chain free
- Keys in office

£900,000 Freehold

Front aspect

Gravelled driveway and parking, block paved, mainly laid to lawn, mature shrub borders, gated side access, pathway leading to double glazed Grey front door with frosted glass insets to:

Entrance hallway 12' 4" by 9' 9" (3m 76cm by 2m 97cm),

(Into stairwell) Smooth ceiling, entrance door to front aspect, cloak cupboard, porcelain tiled floor, stairs with bespoke oak and glass balustrades leading to the first floor accommodation, oak doors to ground floor accommodation.



Cloak room 4' 10" by 4' (1m 47cm by 1m 22cm), ()

Smooth ceiling, Rak and Laufen sanitary ware, tiled walls, tiled floor.



Lounge 20' 11" by 13' 3" (6m 38cm by 4m 4cm), ()

Smooth ceiling with inset spotlights, uPVC double glazed window to front and side aspects, new carpets.



Kitchen/Diner/Breakfast room 20' 10" by 15' 6" (6m 35cm by 4m 72cm), ()

Smooth ceiling, uPVC double glazed window to side and rear aspects, porcelain tiled floor with under floor heating, open to family area. Fitted with a range of base level cabinets and drawers with white Quartz work surfaces over, splashback tiling, under mounted sink with mixer tap, integrated appliances including NEFF twin electric ovens, tall fridge, separate tall full height freezer, NEFF dishwasher, NEFF five ring induction hob with stainless steel chimney over. A range of matching wall mount cabinets, large breakfast bar, door to;



Utility room 12' 4" by 5' 6" (3m 76cm by 1m 68cm), ()

Smooth ceiling with inset spotlights, uPVC double glazed window to front aspect, uPVC double glazed door to side aspect, extractor fan, fitted with a range of base level cabinets with Quartz work surface over, splashback tiling, under mounted sink with mixer tap, matching tall and eye level cabinets.



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 area 13' 9" by 8' 1" (4m 19cm by 2m 46cm), ()

Smooth ceiling with inset spotlights, uPVC double glazed window to side aspect, porcelain tiled floor with under floor heating, uPVC double glazed bi-fold doors to rear aspect.



First floor landing

Smooth ceiling, uPVC double glazed window to front aspect, built in storage cupboard, stairs with bespoke oak and glass balustrades leading to the second floor accommodation, oak doors to first floor accommodation.



Master bedroom 18' 5" by 15' 8" (5m 61cm by 4m 78cm), ()

(Including en suite) Smooth ceiling with inset spotlights, two uPVC double glazed windows to rear aspect, carpet with under floor heating, door to;



En-Suite

Smooth ceiling, tiled walls, tiled floor with under floor heating, chrome heated towel rail, extractor fan, wall mounted touch sensor mirror, suite comprising; large tiled shower enclosure with Rainmaker shower, bottle recess and sliding glass door, low level dual flush WC with concealed cistern, vanity unit with inset wash hand basin, mixer tap and drawers under.



Bedroom 2 17' 6" by 15' (5m 33cm by 4m 57cm), Max

Smooth ceiling, uPVC double glazed window to rear aspect, carpet, door to;



Bedroom 3 13' 3" by 13' 1" (4m 4cm by 3m 99cm), Max

Smooth ceiling, uPVC double glazed window to front aspect.

Bedroom 4 11' 4" by 9' 11" (3m 45cm by 3m 2cm), ()

Smooth ceiling, uPVC double glazed window to front aspect.

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Family bathroom 11' by 7' (3m 35cm by 2m 13cm), Max

Smooth ceiling with inset spotlights, uPVC double glazed window to side aspect, extractor fan, tiled walls, tiled floor, chrome heated towel rail, suite comprising; bath with Rainmaker shower, mixer tap shower attachment and bi-fold glass screen, low level dual flush WC and vanity unit with inset wash hand basin, mixer tap and drawers under.



Second floor landing

Smooth ceiling, oak doors to second floor accommodation.

Bedroom 5 15' 5" by 13' 8" (4m 70cm by 4m 17cm), (I)

(Plus dormer and including en suite) Smooth ceiling, uPVC double glazed dormer window to rear aspect, radiator, door to;



En-Suite

Smooth ceiling with inset spotlights, extractor fan, chrome heated towel rail, tiled walls, tiled floor, suite comprising; tiled shower enclosure, vanity unit with inset wash hand basin, mixer tap and storage under, low level dual flush WC with concealed cistern.



Bedroom 6 11' 5" by 9' 11" (3m 48cm by 3m 2cm), Max

Smooth ceiling, uPVC double glazed window to side aspect, door to leading to large airing cupboard housing the pressurised hot water cylinder and plenty of space for linen storage.



Rear garden

Approx 100ft Commencing with a large patio dining area, remainder will be laid to lawn, gated side access, outside tap, power and lighting.

Detached garage 23' 3" by 10' 6" (7m 9cm by 3m 20cm), (I)

Electric up and over door to front aspect, uPVC double glazed window to rear and side aspects, pedestrian door to rear aspect, eaves storage.



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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		
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		
England & Wales	EU Directive 2002/91/EC	



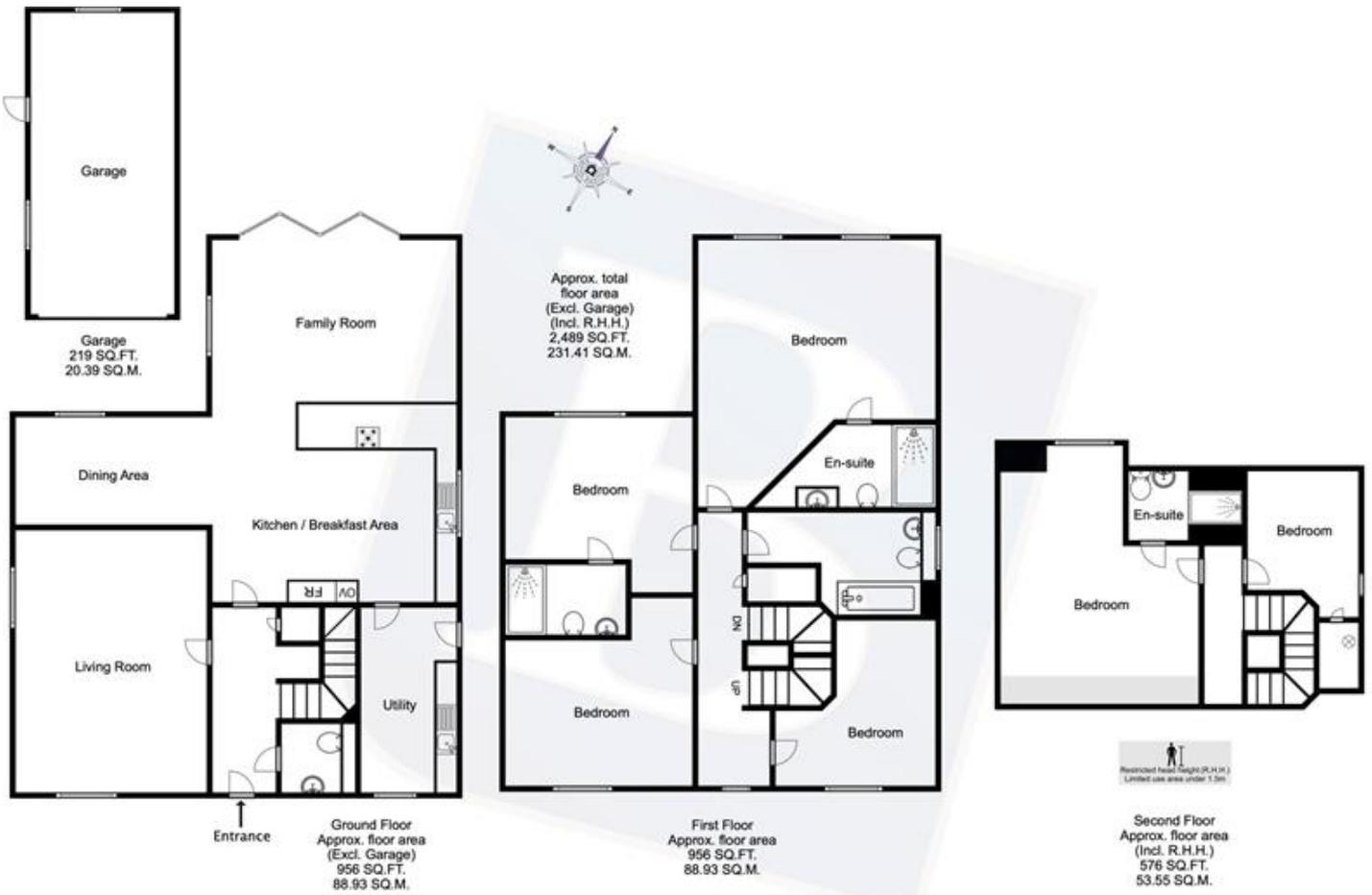
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Disclaimer
 This plan is for illustrative purposes only and no responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements have been added as a guide to prospective buyers only, are not precise, not to scale, may have been taken from the widest area and may include wardrobe / cupboard space. Garages and outbuildings are not represented in their actual location in relation to the property. No guarantee is given to any measurements including total areas. Compass point and measurements should be considered inaccurate and checked. Buyers are strongly advised to take their own measurements and compass bearing.



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