



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



Brent Avenue, South Woodham Ferrers

SOUGHT AFTER LOCATION: Castle Estate Agents are delighted to offer FOR SALE this BEAUTIFUL 4 BEDROOM, 4 RECEPTION, 2 BATHROOM DETACHED HOUSE situated in this quiet road within the Elmwood School Catchment area. This property has many benefits including GARAGE, CONSERVATORY and OFF STREET PARKING.

- 4 Bedrooms
- 4 Receptions
- Off Street Parking x 2 cars
- Immaculate Condition
- Conservatory
- Detached House
- Garage
- En-Suite bathroom
- Downstairs W.C
- Walk to Train Station

£625,000 O.I.E.O Freehold

Front aspect

Block paved off street parking for 2 cars, laid to lawn, outside lights, gated rear access, up and over doors to detached garage, mature shrub borders, double glazed door with frosted glass inset to PORCH with tiled flooring and hardwood door with glass inset to:

Hallway

Tiled flooring, doors to all rooms, coving, stairs to first floor, power points, radiator in cover, dado rail.

Cloakroom

Radiator, tiled flooring, tiled splash backs, 2 piece White suite comprising of a low level flush toilet and hand wash basin, wood paneled half walls, down lighters.

Lounge 21' 9" by 10' 1" (6m 63cm by 3m 7cm), ()

Double glazed dual aspect windows to the front and side aspect with fitted blinds, coving, radiator, power points, tv point, brick built feature fire place, wood flooring, wall mounted lights, dado rail.

Bar/Play room 14' 6" by 13' (4m 42cm by 3m 96cm), ()

Double glazed window to the side aspect with fitted shutters and Double glazed French doors to the rear aspect, power points, coving, radiator, wall mounted lights, wood flooring, bar area, dado rail, ceiling light fan, hard wood door to side aspect.

Kitchen area 12' 8" by 8' 6" (3m 86cm by 2m 59cm), ()

Double glazed window to the rear aspect, tiled flooring, White shaker style eye level and base level units incorporating a range gas oven, hob and over extractor fan, integral dishwasher, washing machine and fridge freezer, matching work surfaces and splash backs, enamel sink with mixer taps, power points, tv point, down lighters, coving, open to:

Dining room 11' 4" by 10' 4" (3m 45cm by 3m 15cm), ()

Double glazed window to the side aspect with fitted shutters, coving, tiled flooring, power points, radiator, open to:



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 12' by 10' 4" (3m 66cm by 3m 15cm), (I)

Double glazed windows and French doors to to and side aspect, 2 x radiators, tiled flooring, wall mounted lights, power points, ceiling fan.



First floor landing

Doors to all rooms, power points, coving, radiator, loft access, half wood paneled walls, double glazed window to side aspect.

Bedroom 1 13' by 11' (3m 96cm by 3m 35cm), (I)

Double glazed window to the side aspect with fitted shutters, dado rail, coving, power points, tv point, radiator, spot lights, fitted mirrored wardrobes with access to and 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, fully tiled splash backs, radiator, tiled flooring, Double glazed frosted window to the rear aspect.



Bedroom 2 15' by 9' (4m 57cm by 2m 74cm), (I)

Dual aspect double glazed windows to the front and side aspect, power points, radiator, tv point, coving.

Bedroom 3 12' by 10' 4" (3m 66cm by 3m 15cm), (I)

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



Bedroom 4 12' 2" by 10' 8" (3m 71cm by 3m 25cm), (I)

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

Family bathroom

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



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Rear garden

Approx 60ft with 2 x seating areas, one decking and one paved, areas and patio, outside lights, laid to lawn, gated side access, raised flower beds, mature side boarders, tiki covered seating area, door to garage.

Garage

Up and over door, power and lighting, door to rear aspect.

Side garden

Decking area with hot tub, outside lights, outside tap.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			69
(39-54) E		36	
(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			69
(55-68) D			
(39-54) E		46	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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