

Paul Mason Associates



Arlington Square, South Woodham Ferrers, Essex, CM3
Offers in excess of £800,000

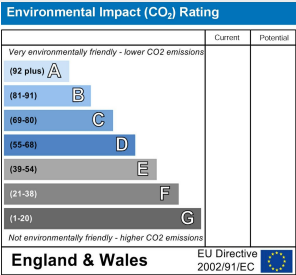
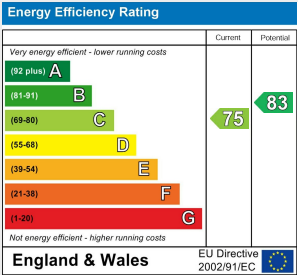
- Five Bedroom Detached House
- Spacious Accommodation Over Three Floors
- Two Bedrooms With En-Suites
- Dressing Room To Bedroom One
- Three Reception Rooms
- Ground Floor WC And First Floor Bathroom
- Double Garage With Studio/Office Above
- Driveway Parking
- Secluded Rear Garden
- EPC - C

A substantial five-bedroom detached family home located in the popular town of South Woodham Ferrers, offering generous and flexible accommodation arranged over three floors, along with a double garage, driveway parking, and a studio/office room above the garage.

The ground floor provides a welcoming entrance porch and hallway, leading to a spacious living room with access into the conservatory, creating a bright and comfortable family space overlooking the rear garden. There is also a separate dining room, a well-proportioned kitchen, a useful study, and a ground floor W.C.

On the first floor, the principal bedroom benefits from a dressing room and en-suite, while there are three further bedrooms and a family bathroom. The second floor offers two additional spacious bedrooms, including a further bedroom with its own en-suite, making the layout ideal for larger families, guests, or multi-generational living.

Externally, the property enjoys an enclosed rear garden with patio and decked areas, providing space for outdoor seating and entertaining. To the rear, there is off-road parking on the driveway leading to a double garage, with the added benefit of a studio/office room above, ideal for home working, hobbies, or additional storage.



Location

South Woodham Ferrers is a small town surrounded by countryside, there is a nature reserve and beautiful walks along the River Crouch as well as boasting many amenities. To name a few, there is a library, sports centre, leisure centre with a swimming pool, parks, public houses, restaurants, supermarkets, The Call of The Wild Zoo and Marsh Farm. The town also benefitting a train station with London Liverpool Street being less than an hours travel time.

ACCOMODATION

GROUND FLOOR

Entrance Hall

Dining Room

3.5m x 3.2m (11'5" x 10'5")

Study

3.0m x 1.7m (9'10" x 5'6")

Kitchen

4.8m x 2.8m (15'8" x 9'2")

Living Room

5.0m x 3.5m (16'4" x 11'5")

Conservatory

3.5m x 3.5m (11'5" x 11'5")

FIRST FLOOR

Landing

Bedroom One

4.7m x 3.2m (15'5" x 10'5")

Dressing Room

En-Suite

Bedroom Four

3.8m x 3.0m (12'5" x 9'10")

Bedroom Five

3.7m x 3.1m (12'1" x 10'2")

Bathroom

SECOND FLOOR

Landing

Bedroom Two

4.5m x 4.5m (14'9" x 14'9")

En-Suite

Bedroom Three

8.3m x 3.0m (27'2" x 9'10")

EXTERIOR

Rear Garden

Two Story Double Garage

Block Paved Driveway

Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas Central Heating

Local Authority - Chelmsford

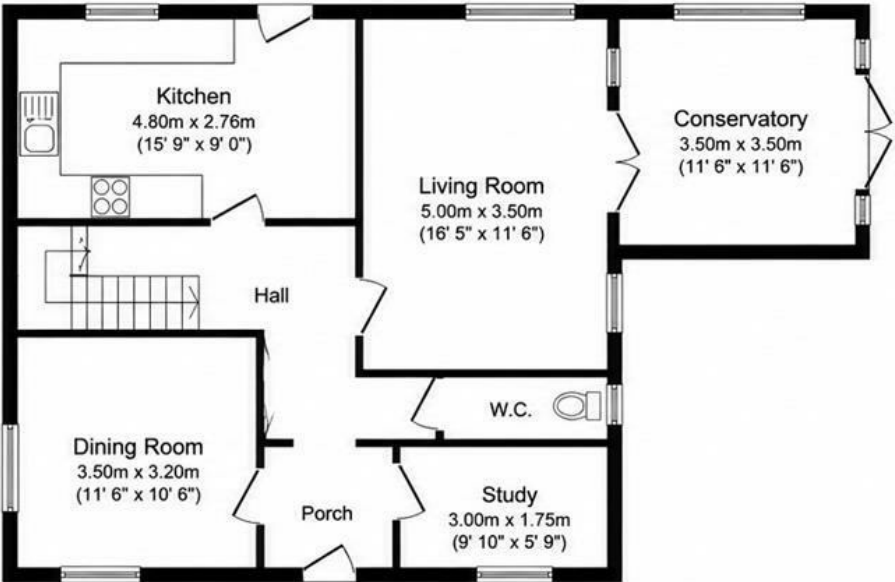
Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

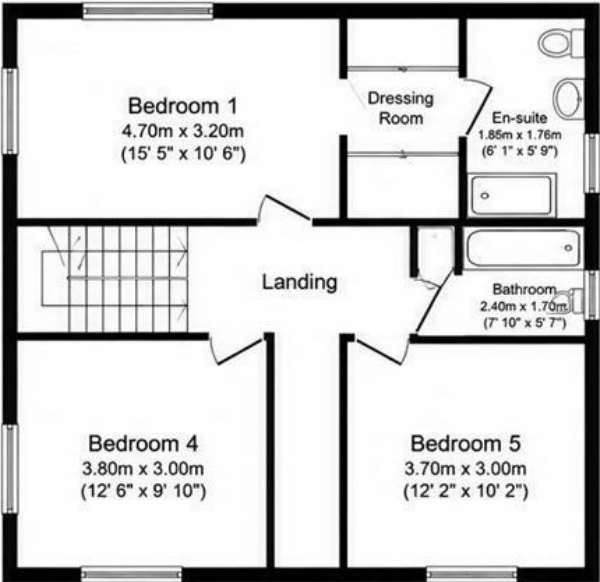
Important Notices

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as

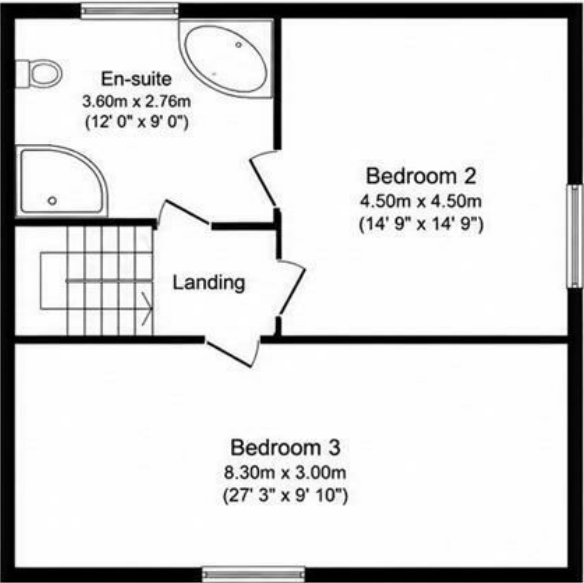
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Ground Floor



First Floor



Second Floor



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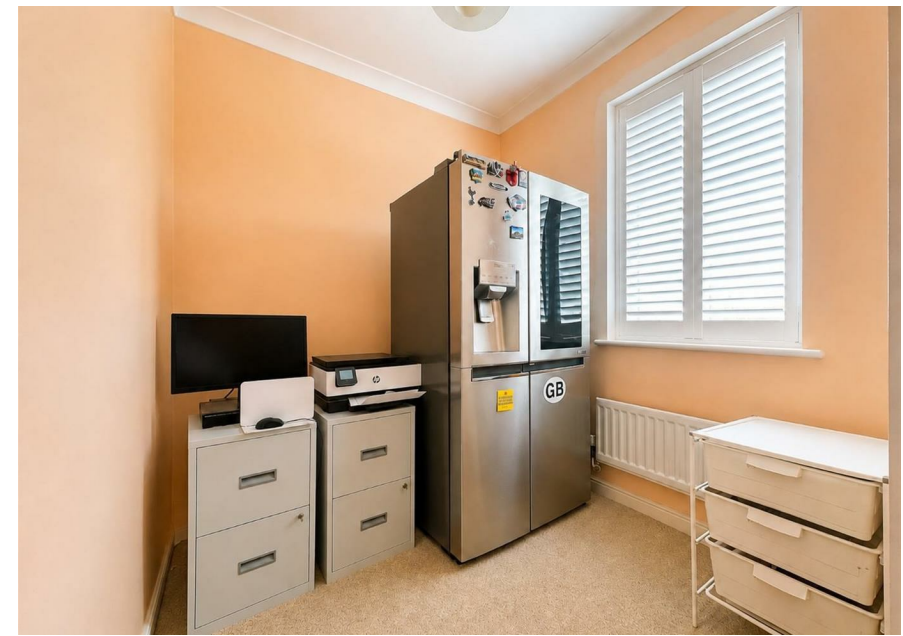
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Paul Mason Associates Limited Registered in England Number - 6767946
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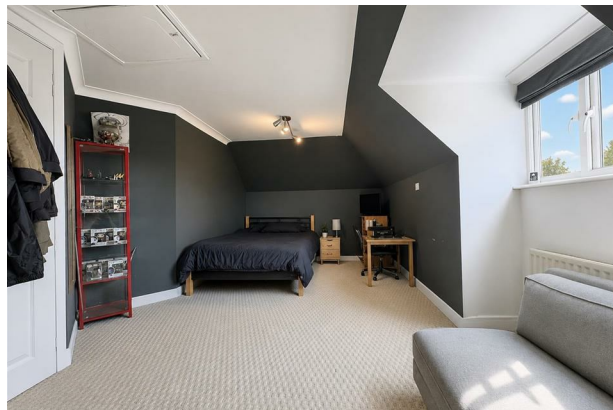
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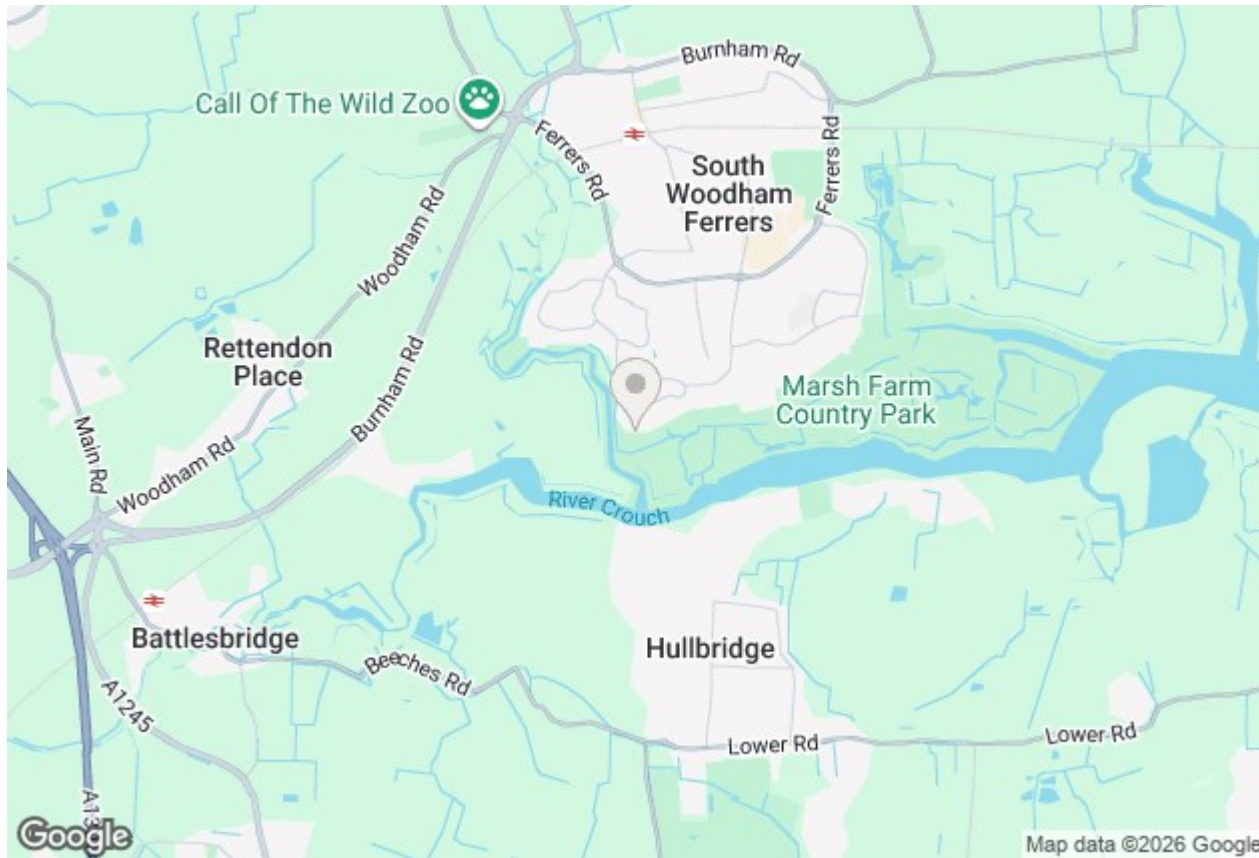
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