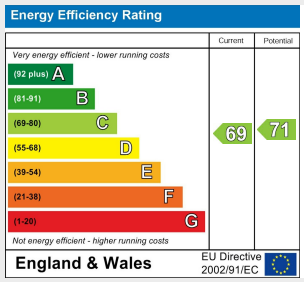
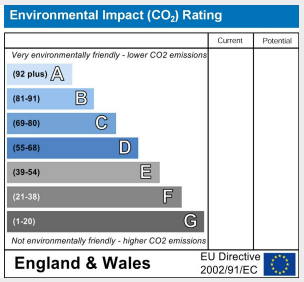
Paul Mason Associates

Meadow Mews, South Woodham Ferrers, Chelmsford,

Guide price £450,000

- Spacious three-bedroom family home offering versatile accommodation throughout
- Welcoming entrance hall providing access to two separate reception rooms
- Generous living room with plenty of natural light and French doors opening onto the rear garden
- Impressive 27-foot kitchen/breakfast room with extensive units
- Utility room, adjoining pantry/storage room and convenient ground-floor cloakroom
- Principal bedroom with adjoining dressing room, offering potential to create an en-suite
- Two further double bedrooms and a spacious four-piece family bathroom
- Lawned rear garden with decking, covered bar and seating area and versatile outbuilding
- Ample driveway parking for numerous vehicles plus EV charger
- EPC - C





Guide Price £450,000–£465,000...A spacious and much-improved three-bedroom semi-detached home offering versatile accommodation, generous living space and excellent storage, situated in the popular town of South Woodham Ferrers. Providing approximately 1,676 sq. ft. of accommodation, including the outbuilding, the property is well suited to modern family life. The property also benefits from owned solar panels, with the future owner benefiting from the Feed-in Tariff.

The accommodation begins with a welcoming entrance hall, leading to two separate reception rooms. The dining room offers ample space for a family dining table, while the generous living room enjoys plenty of natural light and French doors opening directly onto the rear garden.

A particular feature of the home is the impressive kitchen/breakfast room, measuring approximately 27 feet in length. It is fitted with an extensive range of units and work surfaces, with plenty of room for dining, entertaining or a home-working area. The ground floor also includes a useful utility room, an adjoining pantry/storage room and a convenient cloakroom/WC. To the first floor, the landing leads to a generous principal bedroom with an adjoining dressing room, two further double bedrooms and a spacious four-piece family bathroom. The dressing room provides excellent wardrobe and storage space, with the potential to be converted into an en-suite if desired.

Outside, the rear garden is mainly laid to lawn and features a generous decked seating area, ideal for outdoor dining and entertaining. The covered garden bar and adjoining sheltered seating area create an excellent space for hosting family and friends.

A separate outbuilding benefits from power and lighting and is currently divided into a gym and storage room. It offers further flexibility and could also suit use as a home office, hobby room or workshop. To the front, a generous driveway provides off-road parking for numerous vehicles and benefits from an EV point.

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.

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Lounge
6.7m x 5.1m (21'11" x 16'8")

Dining Room
3.5m x 3.0m (11'5" x 9'10")

Kitchen/Breakfast Room
8.4m x 2.9m (27'6" x 9'6")

Cloakroom/WC

Utility Room
4.1m x 2.3m (13'5" x 7'6")

Pantry/Storage Room
1.7m x 1.4m (5'6" x 4'7")

FIRST FLOOR

Landing

Bedroom One
3.7m x 3.5m (12'1" x 11'5")

Dressing Room
2.0m x 1.4m (6'6" x 4'7")

Family Bathroom
3.0m x 2.2m (9'10" x 7'2")

Bedroom Two
3.1m x 3.0m (10'2" x 9'10")

Bedroom Three
3.2m x 2.0m (10'5" x 6'6")

EXTERIOR

Rear Garden

Outbuilding/Gym
4.6m x 2.6m (15'1" x 8'6")

Storage
2.6m x 1.2m (8'6" x 3'11")

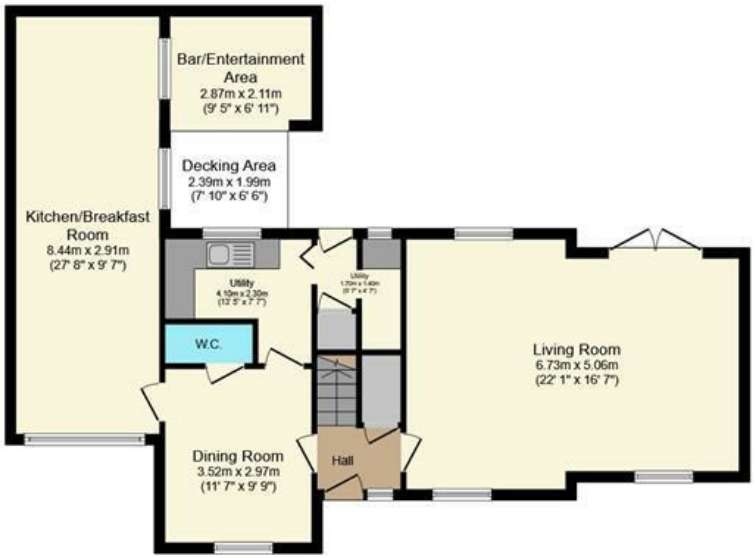
Bar/Entertainment Area
2.9m x 2.1m (9'6" x 6'10")

Frontage

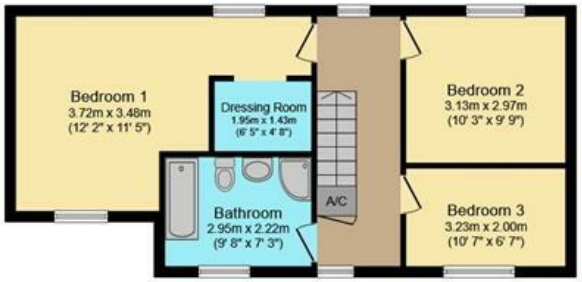
Property Services
Gas - Mains
Electric - Mains
Water - Mains
Drainage - Mains
Heating - Gas Central Heating
Local Authority - Chelmsford Council

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

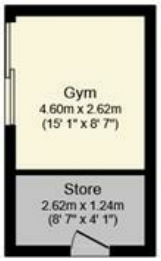
Important Notices
We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances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



Ground Floor



First Floor



Outbuilding

Total floor area 155.7 m² (1,676 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com

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Paul Mason Associates Limited Registered in England Number - 6767946
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The Property Ombudsman SALES

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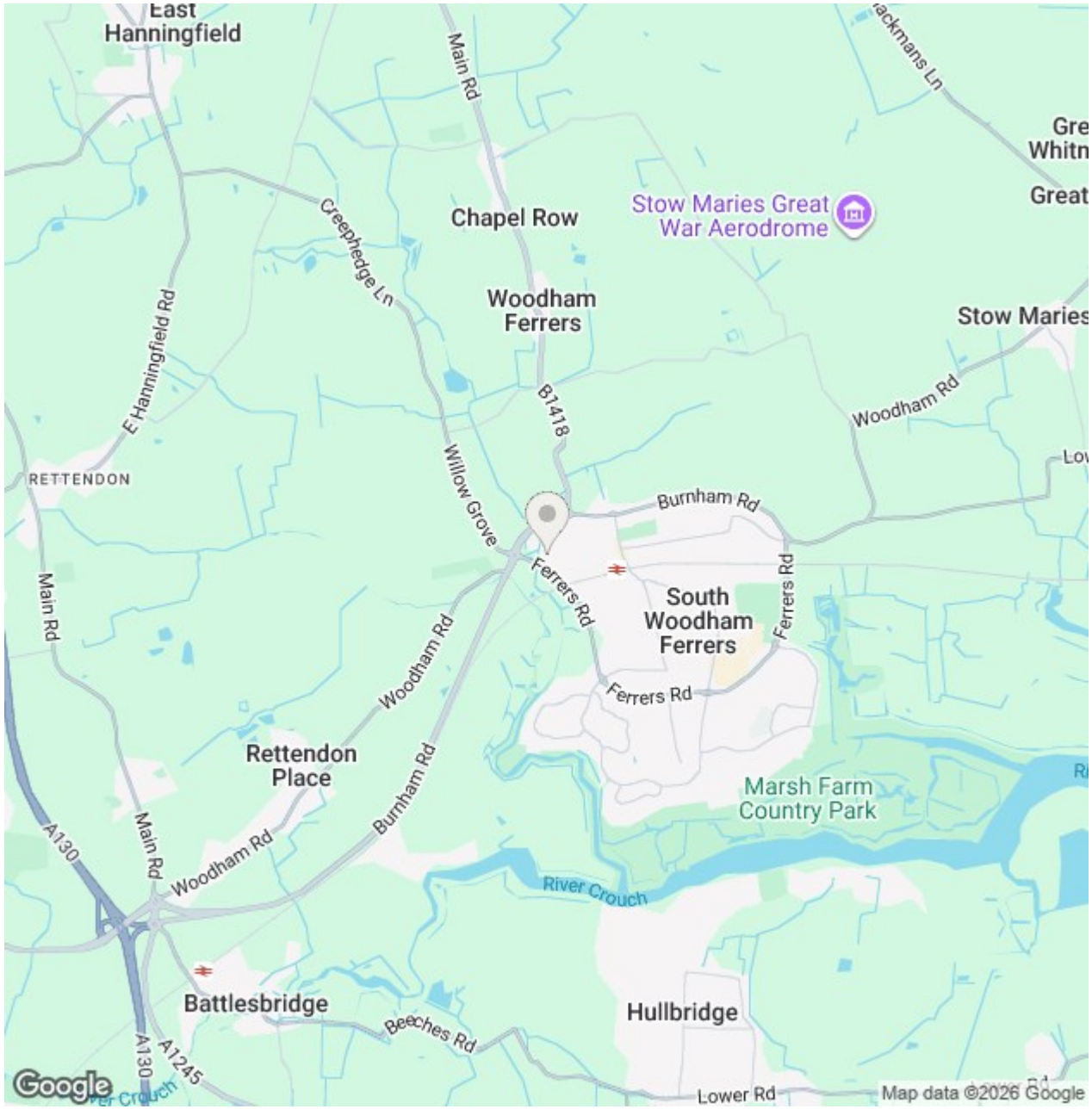

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