



BRITISH  
PROPERTY  
AWARDS

2018



GOLD WINNER

ESTATE AGENT IN  
LEIGH-ON-SEA



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2017



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## Arwen Grove, South Woodham Ferrers

**WALK TO EVERYTHING:** Castle Estate Agents are delighted to offer FOR SALE this very well presented 3 DOUBLE BEDROOM WITH ENSUITE DETACHED HOUSE situated on this quiet sought after road within easy walking distance to LOCAL SHOPS, BARS, RESTUARANTS and BUS ROUTES, benefiting from OFF STREET PARKING.

- 3 Double bedrooms
- Lounge/Diner
- Garage
- Walk to Station
- Walk to local schools
- Detached house
- Off street parking
- En-Suite
- Walk to shops, bars, restaurants
- Office to rear

**£425,000 Freehold**

## Front aspect

Block paved off street parking, outside lights, gated side access, mature shrub borders, double glazed door with frosted glass inset to:

## Hallway

Laminated wood flooring, doors to all rooms, coving, stairs to first floor with double glazed window on half stair to side aspect, power points, radiator, thermostat control, storage cupboard.

## Cloakroom

Double glazed frosted window to front aspect, radiator, laminated flooring, tiled splash backs, 2 piece White suit comprising of a low level flush toilet and hand wash basin in vanity unit with mixer taps, down lighters.

## Lounge/Diner 20' 2" by 13' 5" (6m 15cm by 4m 9cm), (I)

Double glazed French doors to the rear aspect and double glazed window to rear aspect, coving, ceiling roses, 2 x radiators, power points, tv point.

## Kitchen 13' 2" by 9' 2" (4m 1cm by 2m 79cm), (I)

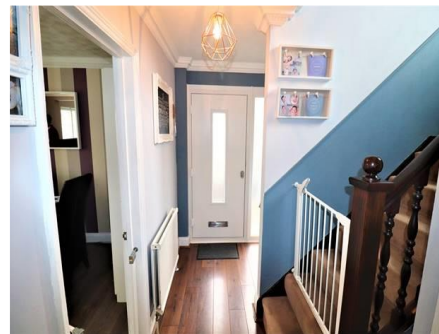
Double glazed window to the side aspect, laminated flooring, eye level and base level units incorporating 4 ring induction hob, double oven and over extractor fan, space for fridge freezer, plumbing for washing machine and integral dishwasher, marble effect surfaces incorporating a stainless steel 1 1/4 bowl sink and single drainer with mixer taps, power points, matching splash backs, double glazed door to side aspect.

## First floor landing

Doors to all rooms, loft access, power points, storage cupboard, carpeted.

## Bedroom 1 14' by 10' 4" (4m 27cm by 3m 15cm), (I)

Double glazed window to the rear aspect, coving, power points, tv point, radiator in cover, door to En-suite.



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.

## En-suite

3 Piece White suite comprising of a low level flush toilet, hand wash basin in vanity unit with mixer taps, shower cubicle with wall mounted mains power shower, down lighters, tiled splash backs, Vertical radiator, lino flooring, double glazed frosted window to front aspect.



## Bedroom 2 10' 7" by 9' (3m 23cm by 2m 74cm), (I)

Double glazed window to the rear aspect, coving, power points, radiator, stripped wood flooring.

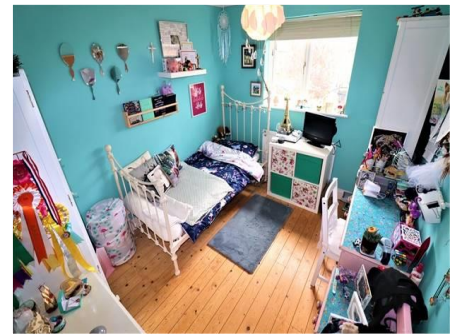


## Bedroom 3 8' 9" by 8' 5" (2m 67cm by 2m 57cm), (I)

Bow double glazed window to the side aspect, coving, power points, radiator.

## Family bathroom

3 Piece White suite comprising of a low level flush toilet, hand wash basin with mixer taps, panel enclosed bath with mixer taps and shower attachment over, tiled splash backs, laminated flooring, Double glazed frosted windows to the side aspect, down lighters, radiator, shaving point.



## Rear garden

Approx 40ft South facing, paved patio, decking, outside lights, power point and tap, mainly laid to lawn, raised shrub borders, gated side access, green house and office.



## Office 11' 3" by 7' 6" (3m 43cm by 2m 29cm), (I)


Double glazed window to side aspect and French doors to the front aspect, down lighters, coving, laminated wood flooring, power points, wall mounted electric heater, bike store with front and back access.




## Garage

Power, lighting and up and over door.

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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	67	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) A		
(81-91) B		80
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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