



Rivendell Vale, South Woodham Ferrers, Essex, CM3 5WY

Council Tax Band C (Chelmsford City Council)



Guide Price £475,000 to £500,000 Freehold

A spacious four bedroom house that has been extended over two floors, situated 1 mile from the railway station, close to the country park and schooling, and less than a mile to the town centre and facilities. Set in a private mews, enjoying a westerly aspect rear garden, driveway and garage.

ACCOMMODATION

The property has an entrance hallway, with cloakroom wc, with door to the dining room as well as door double doors to the kitchen breakfast room. The kitchen is fitted with two tone gloss fronted units, fitted granite worktops, butler sink, range cooker, space for domestic appliances, and useful breakfast bar. Glazed double doors lead to a generous light and airing living room which spans the width of the property, with glass lantern skylight allowing natural light to flood in, creating a wonderful space for families or entertaining. Two pairs of double glazed French doors provide access to the rear garden.

Upstairs are four good sized bedrooms, with the spacious principal bedroom enjoying an ensuite bathroom with roll top bath, wc and wash hand basin, with an ensuite shower room off the second bedroom, and a family bathroom with shower for the remaining two bedrooms.

OUTSIDE

To the rear is a westerly aspect rear garden with patio seating area, raised lawn, mature shrub and flower beds, additional seating area to rear. To the front is an attached pitched roof single garage, and driveway off street parking for one vehicle. With the internal space and proximity of facilities this property is ideal for growing families.

The property is connected to all mains services including gas, water, and mains sewerage.

SOUTH WOODHAM FERRERS

South Woodham Ferrers is a vibrant small Town with its own rail station with services to Stratford International and London Liverpool Street stations. The Town square is the centre of South Woodham Ferrers, and is surrounded by a large selection of restaurants, shops, cafes, and bars, sports centre and swimming pool, all of which are within accessible distance from the property. South Woodham is also known for it's scenic riverside walks around the country park and river crouch. For watersports enthusiasts there are two boat clubs, one offering sailing, cruising, waterskiing, and paddle sports. Fishing can also be enjoyed in the River.

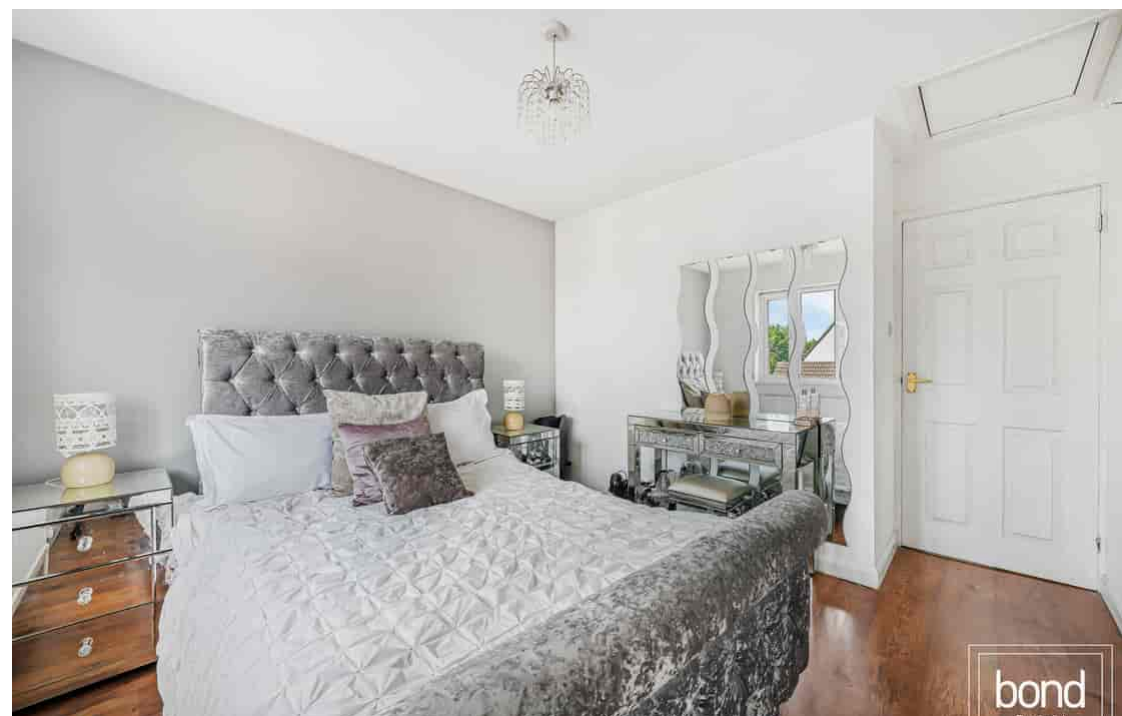
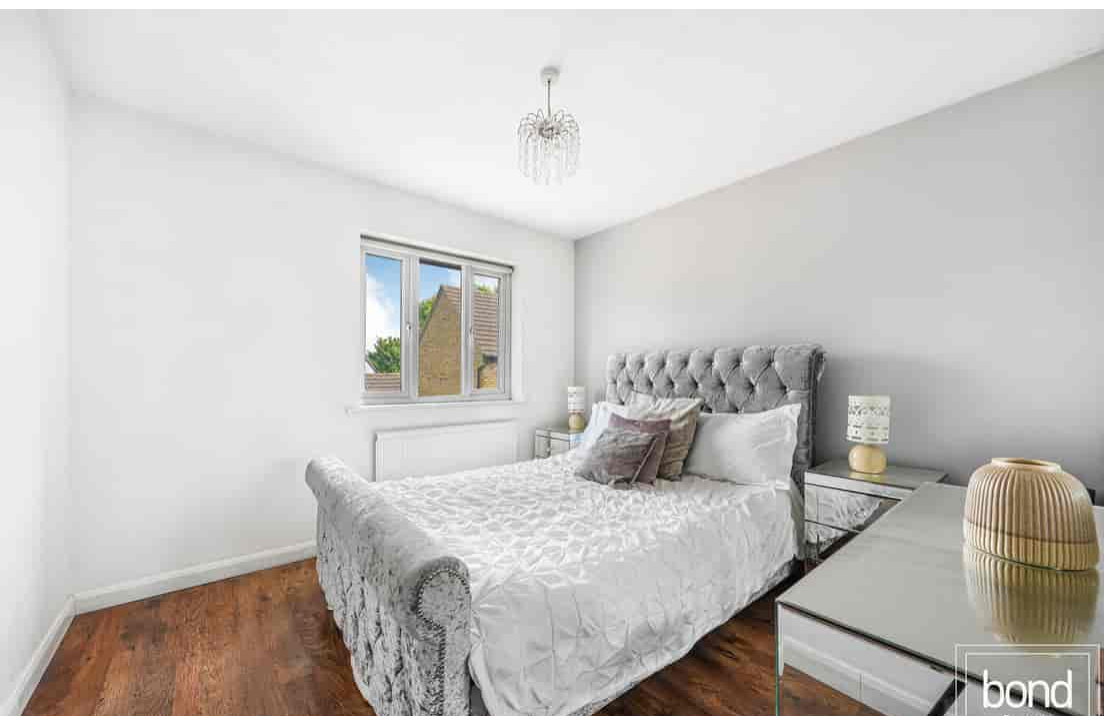
This family home is located within easy access to the popular local schools which include Elmwood Pre-school, Collingwood and Woodville Primary schools, St Joseph's Catholic Primary and Trinty St Marys C of E Primary Schools as well as William De Ferrers Secondary School.

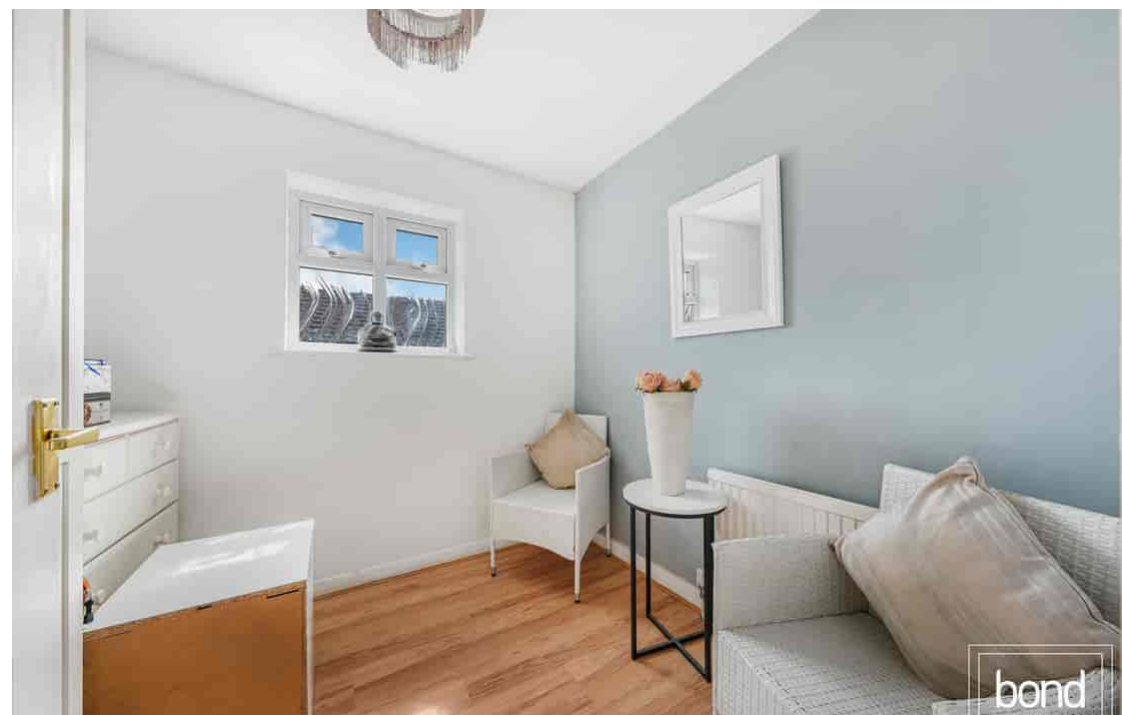
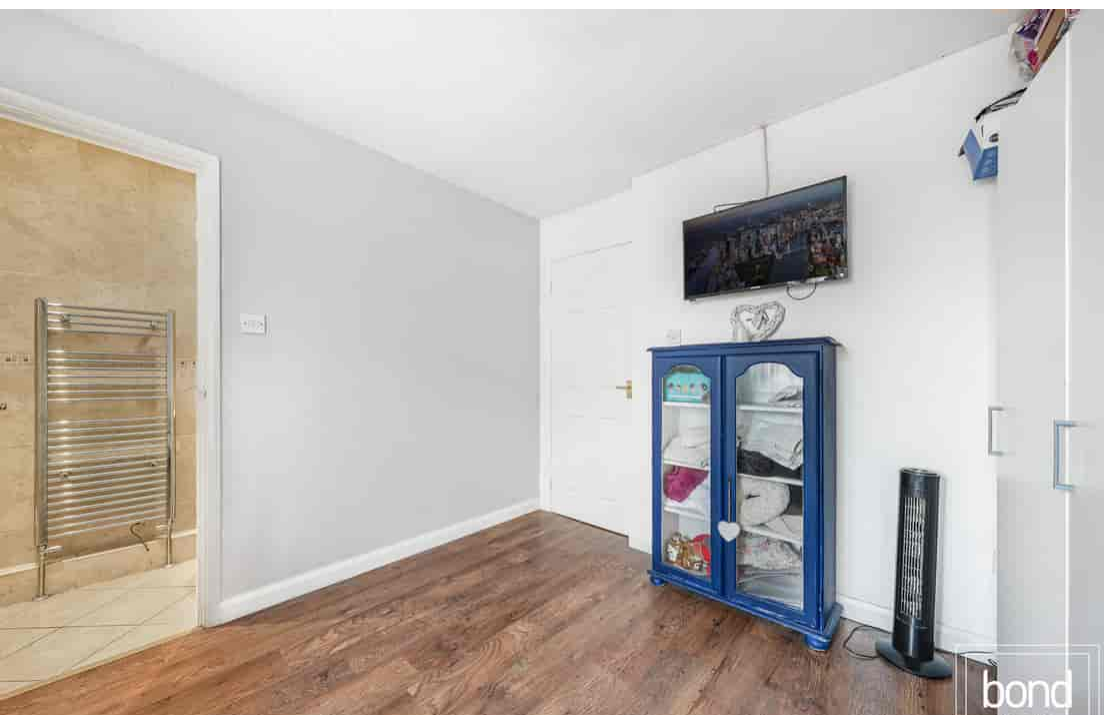
There are an abundance of recreational activities such as Saltcoats Park, Marsh Farm Animal Adventure Park and Marsh Farm Country Park. Local amenities include supermarkets Asda Superstores and the Co-Operative Food as well as a large Sainsburys and there is an array of bars and restaurants.

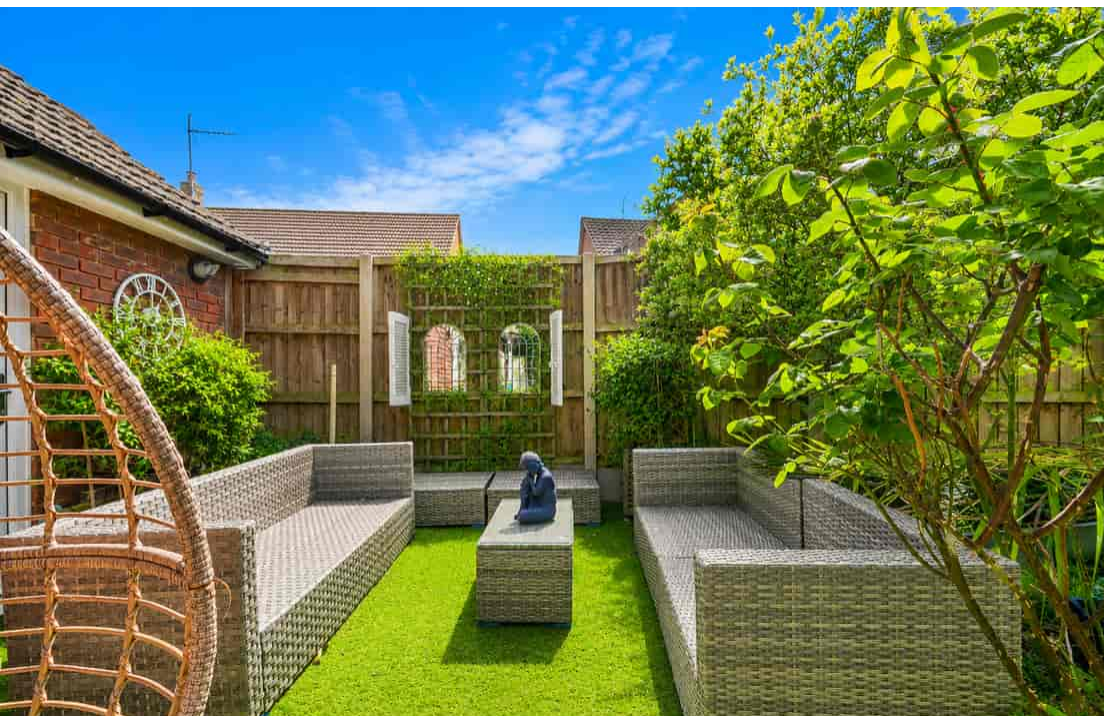
- Guide Price £475,000 to £500,000
- Refitted kitchen breakfast room
- Seperate dining room
- Two ensembles plus family bathroom
- Garage and driveway parking
- Significantly extended four bedroom house
- Living room across the rear with Lantern Skylight
- Cloakroom wc
- Westerly aspect rear garden
- Gas central heating and double glazing









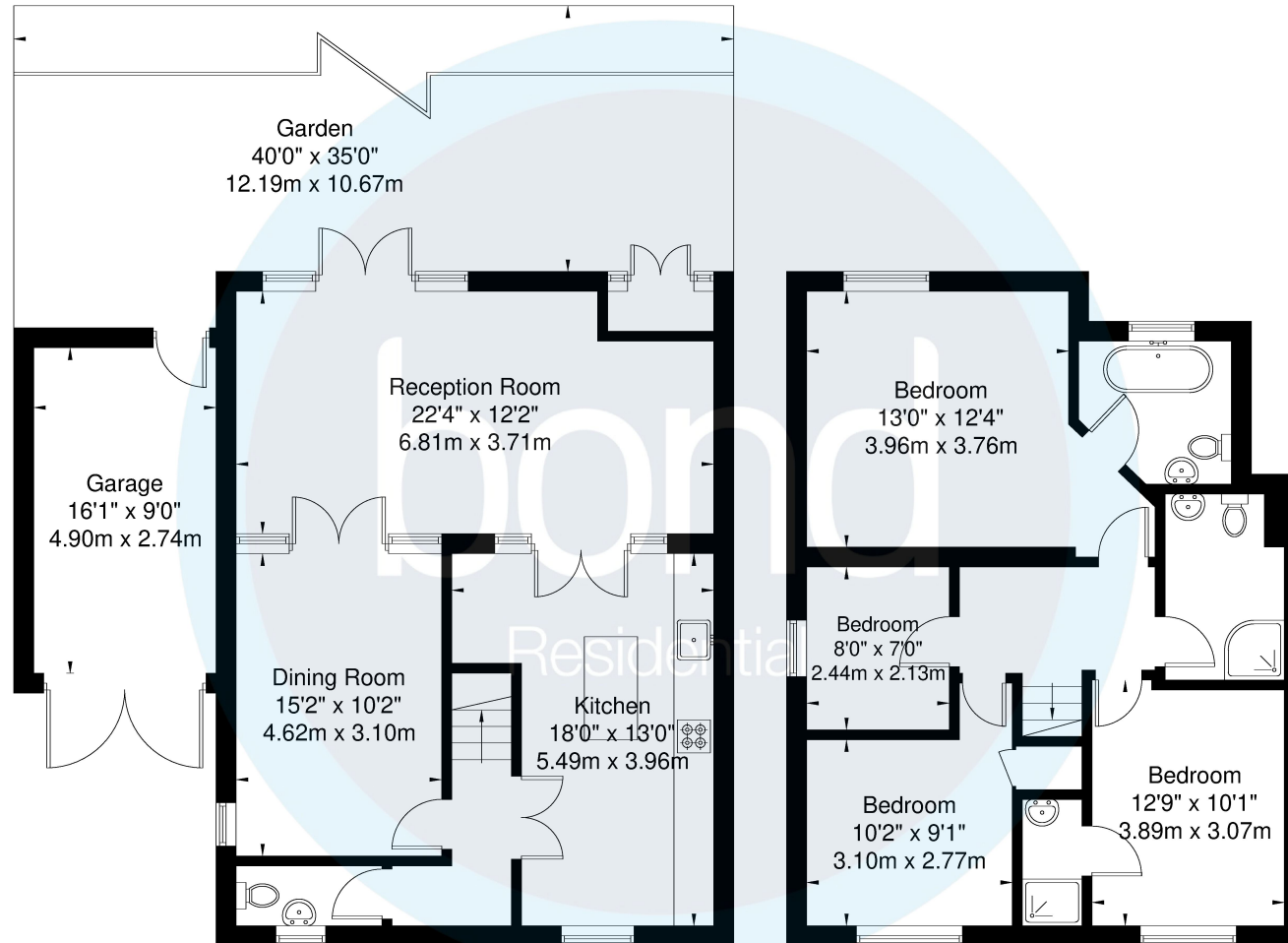




Approximate Gross Internal Area = 133.2 sq m / 1433 sq ft

Garage = 13.5 sq m / 145 sq ft

Total = 146.7 sq m / 1578 sq ft



Ground Floor

First Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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