laurence tremayne

Superior homes



5 Percy Road, WOODFORD HALSE Asking Price £199,950

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more than just selling superior houses

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A THREE BEDROOM VICTORIAN terraced house situated in the heart of the popular village of Woodford Halse. This DECEPTIVELY SPACIOUS PROPERTY is CLOSE TO LOCAL SHOPS and AMENITIES and benefits from being offered for sale with NO ONWARD CHAIN. The property has newly laid carpets to stairs, landing and bedrooms with the accommodation briefly comprises entrance hall, 23' LOUNGE DINING ROOM, 15' kitchen, outhouse, three bedrooms, bathroom and rear garden. EPC - D

Entered via
Wood and glazed door into porch, further door into entrance hall.

Entrance Hall
Stairs rising to first floor, radiator, glazed panel door into lounge/dining room.

Lounge Dining Room

Lounge Area
12' x 11'3" (3.66m x 3.43m) Upvc double glazed bay window to front aspect, wood effect laminate flooring, built in flame effect fireplace, open through to dining area.

Dining Area
11'10" x 11'3" (3.6m x 3.43m) Continuation of flooring from lounge, radiator, window to rear aspect, door into kitchen.

Kitchen
15' (4.57) x 8'9" (2.67) reducing to 6' (1.83) Fitted with a range of eye level and base units with roll edged work surfaces over, stainless steel sink unit and drainer with mixer tap over, tiling to water sensitive areas, built in double oven, space for fridge and freezer, space and plumbing for washing machine and dishwasher, tiled flooring, radiator, door to outhouse, window to side aspect, door to lean to.

Lean To
8'3" x 6'1" (2.51m x 1.85m) Of wooden construction with windows to side and rear and solid roof.

Landing
Radiator, doors to first floor accommodation.

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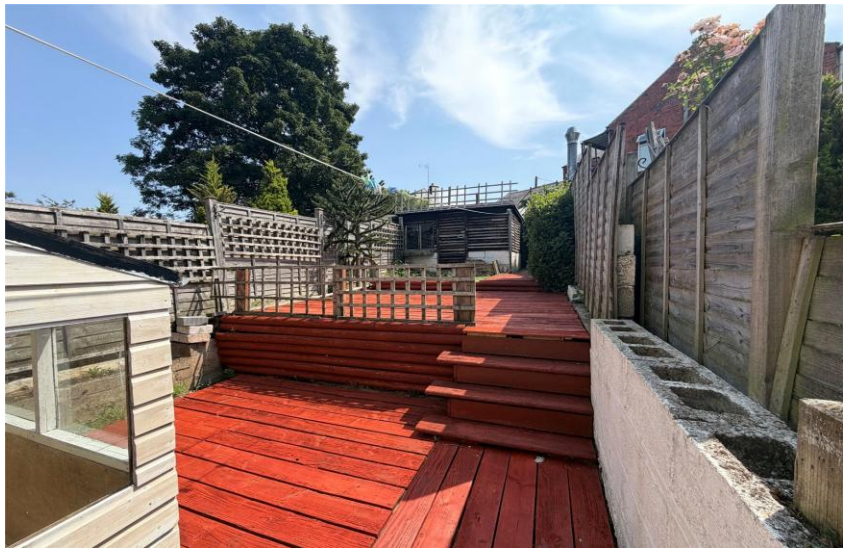


Bedroom One
14'8" x 11'11" (4.47m x 3.63m) A good size main bedroom with two upvc double glazed windows to front aspect, radiator.

Bedroom Two
11'11" x 9' (3.63m x 2.74m) Upvc double glazed window to rear aspect, radiator.

Bedroom Three
9'4" x 8'11" (2.84m x 2.72m) Upvc double glazed window to rear aspect, radiator.

Bathroom
Fitted with a three piece suite comprising panel bath with shower over, wall mounted wash hand basin, low level WC, full height tiling to walls, extractor fan, upvc double glazed window to side aspect.





Rear Garden
The garden is over two levels and mainly laid to decking boards with planted shrub borders. At the top of the garden is a small area of artificial grass, a timber shed and gated access to a pedestrian pathway. All enclosed by timber fencing.

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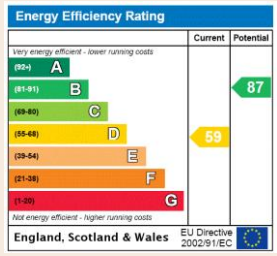
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Viewing strictly by appointment with the agent

AGENTS DISCLAIMER
Floorplans: are for general guidance only and not to scale and should not be used as a basis for the purchase of furnishings and furniture. Measurements: are for general guidance only. The buyer is therefore advised to check measurements if they are required for any other purpose, eg fitted carpets, furniture. Appliances: Laurence Tremayne Estate Agents have not tested any apparatus, equipment or fitting for services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.
MORTGAGE ADVICE
Independent mortgage advice is available, without charge, for all prospective purchasers of this property. Written quotations available on request. "YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR ANY OTHER LOAN SECURED ON IT"

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2 floorplans available on our **Website**

15 photos available on our **Website**