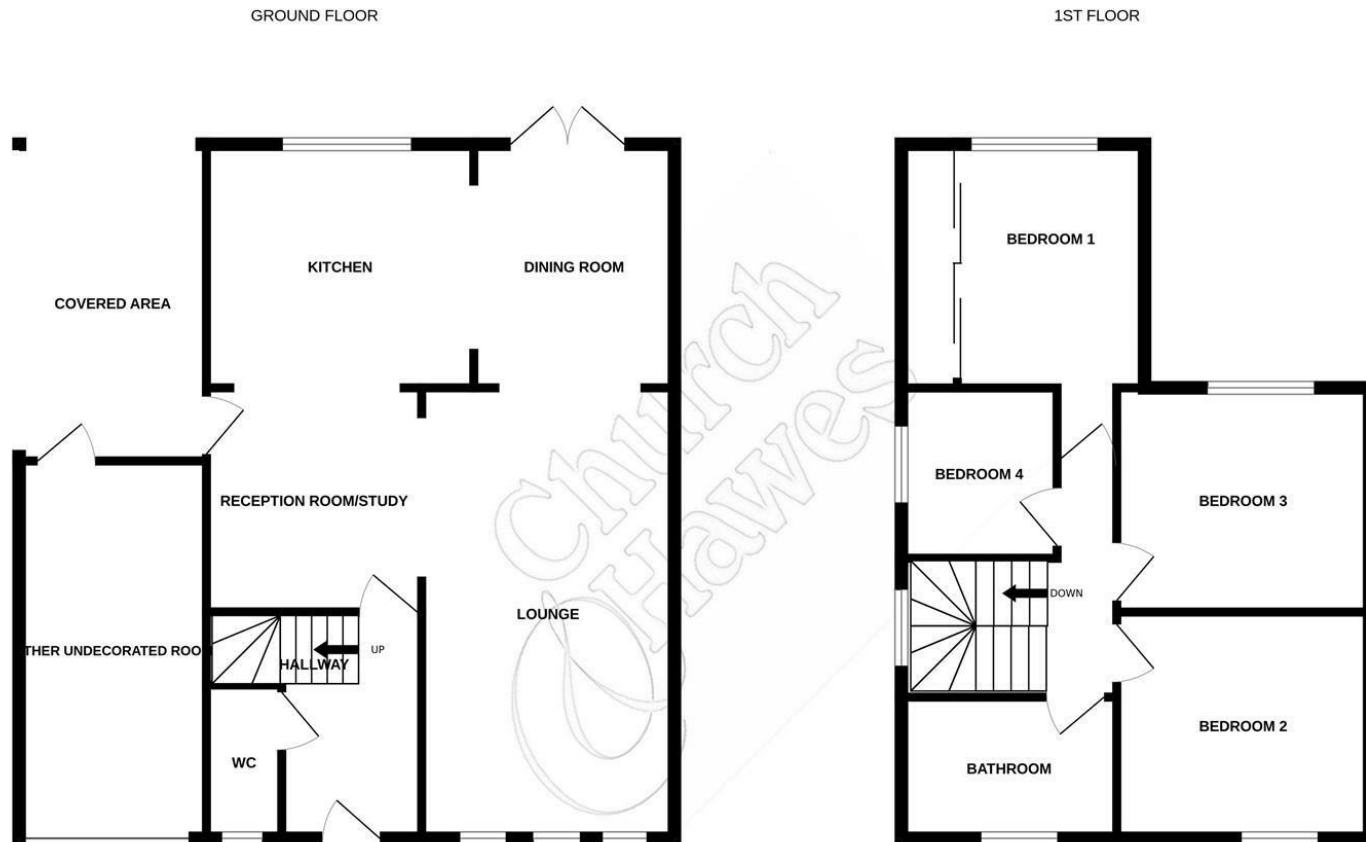


www.churchandhawes.com  
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Tel: 01245 329429  
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# Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 28 Crouch Beck, South Woodham Ferrers, Essex CM3 5JY

Church & Hawes proudly presents this charming four-bedroom link-detached family residence, ideally positioned within a short stroll to the town centre, local amenities, schools, and the railway station. This delightful home (being sold with NO ONWARD CHAIN) showcases a range of impressive features, including PVCu double glazed windows, efficient gas radiator heating, upgraded white four-piece family bathroom suite and a convenient ground floor cloakroom. Entering via the welcoming entrance hall leading to an expansive open-plan lounge and reception/study area, seamlessly connected to a stylishly renovated shaker-style kitchen and an adjoining dining room. These spaces overlook the landscaped rear garden, creating a very pleasant external space. The property includes a single garage, along with additional driveway parking for multiple vehicles. Tenure: Freehold - Council Tax Band: D - EPC Rating: D

£450,000



## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

#### GROUND FLOOR WC

LOUNGE 19'6" x 11' (5.94m x 3.35m)

DINING ROOM 10'11" x 6'9" (3.33m x 2.06m)

RECEPTION ROOM/STUDY 9'8" x 9'4" (2.95m x 2.84m)

KITCHEN 11'7" x 10'3" (3.53m x 3.12m)

### FIRST FLOOR

#### LANDING

BEDROOM 1 10'4" x 9'9" plus wardrobes (3.15m x 2.97m plus wardrobes)

BEDROOM 2 10'2" x 9'3" (3.10m x 2.82m)

BEDROOM 3 10'2" x 10' (3.10m x 3.05m)

BEDROOM 4 7'5" x 7' (2.26m x 2.13m)

FOUR PIECE FAMILY BATHROOM 10'4" x 6'1" (3.15m x 1.85m)

### EXTERIOR

GARAGE 16'4 x 8'1 (4.98m x 2.46m)

### REAR GARDEN

#### AGENTS NOTE

We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order, nor have we made any of the relevant enquiries with the local authorities pertaining to planning permission and building regulations. The buyer is advised to obtain verification from their solicitor or Surveyor.

VIEWING - By appointment with the Vendor's Agents CHURCH & HAWES 01245 329429

WE ARE OPEN - Monday to Friday 9am-6pm - Saturday 9am-5pm.

- FOUR BEDROOMS
- RE-FITTED WHITE FOUR PIECE BATHROOM
- MODERN SHAKER STYLE KITCHEN
- LOUNGE
- DINING ROOM
- ADDITIONAL RECEPTION ROOM/STUDY
- GAS RADIATOR HEATING
- RE-FITTED WHITE CLOAKROOM
- PVCu DOUBLE GLAZING
- SINGLE GARAGE AND MULTIPLE OFF STREET PARKING

