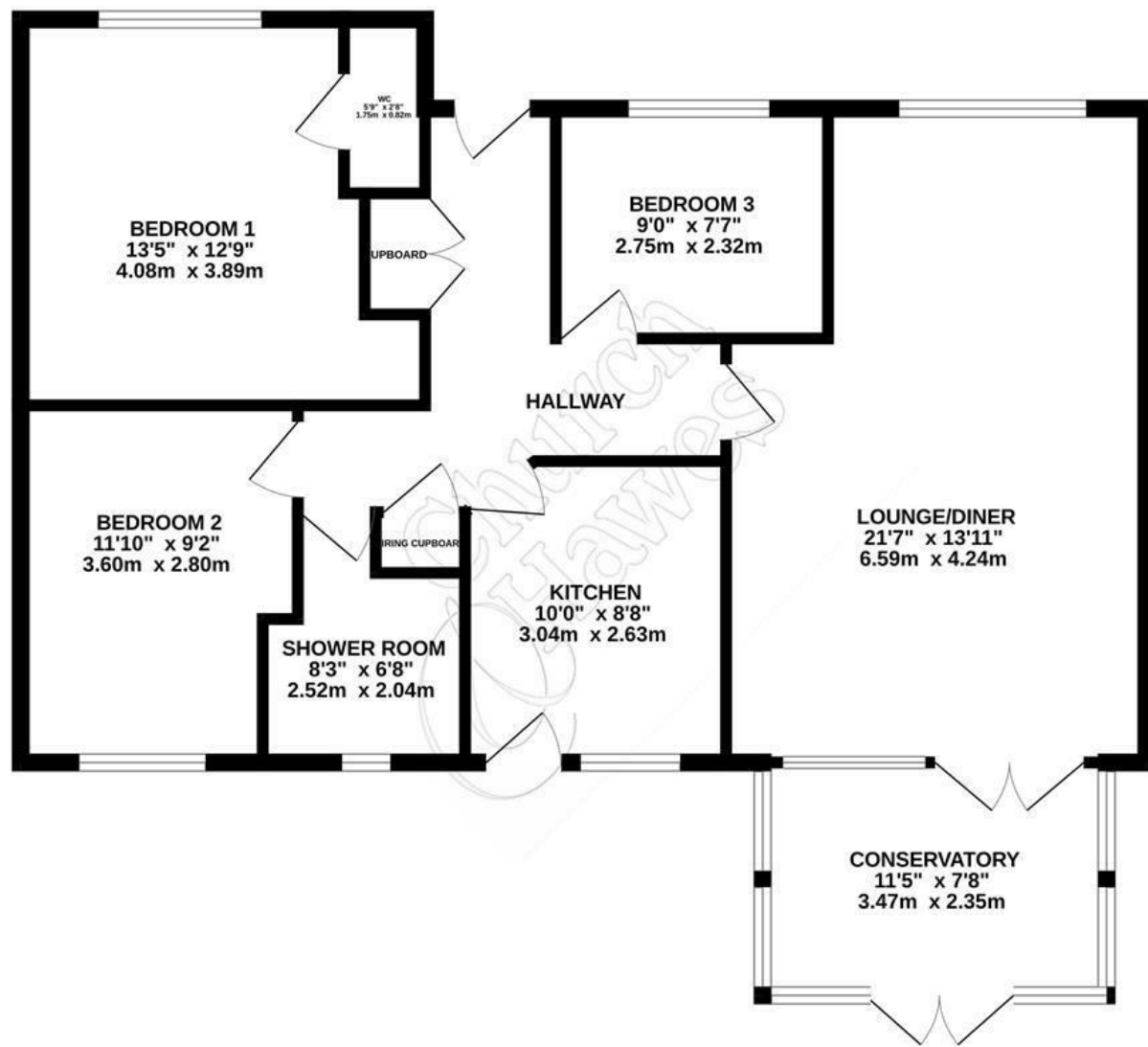


GROUND FLOOR



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. Made with Metropix ©2024



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 Tel: 01245 329429
 swf@churchandhawes.com

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



62 Elm Road, South Woodham Ferrers, Essex CM3 5QB

Standing on a superb corner plot, this THREE BEDROOM detached bungalow is an absolute must. Presented with NO ONWARD CHAIN, the sizeable accommodation includes a 21'8 lounge/diner, conservatory, modern kitchen, detached garage with remote control door and off street parking for 3 vehicles. Internally the bungalow is presented to an excellent standard with modern boiler and updated electrics. To the rear and side of the property is the well loved wraparound garden. The location is perfect for commuters being within a short distance of the train station. And within 1/2 mile is Crouch Vale Medical Centre, Sainsburys Petrol Station and Sainsburys supermarket. Tenure: Freehold - EPC rating: TBC - Council Tax Band: E

£515,000

Accommodation

Entrance Hall

Lounge/Diner: 22'2 x 13'11 max (6.76m x 4.24m max)

Conservatory: 11'5 x 7'9 (3.48m x 2.36m)

Kitchen: 10' x 8'9 (3.05m x 2.67m)

Bedroom One: 13'5 max x 12'9 (4.09m max x 3.89m)

Ensuite WC

Bedroom Two: 11'11 x 9'2 (3.63m x 2.79m)

Bedroom Three: 9' x 7'7 (2.74m x 2.31m)

Bathroom

Exterior

Garden

Detached Garage

Electric, remote controlled up & over door

Off Street Parking for Three Vehicles

Agents Note:

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy him/herself as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

The housing market in South Woodham Ferrers is an attractive option for those looking to purchase a home. Located on the River Crouch, this charming town offers a variety of amenities and attractions that make it an ideal place to live. With its close proximity

to London, there are plenty of job opportunities available as well as easy access to public transportation links. The housing market in South Woodham Ferrers is diverse with properties ranging from quaint cottages and traditional terraced houses through modern apartments and luxury homes; there's something for everyone here!

Property prices have been steadily rising over the past few years due mainly to demand outstripping supply; however, they remain relatively affordable compared with other areas within Essex or East Anglia.

Overall, South Woodham Ferrers provides prospective homeowners with great value for money when it comes to purchasing property in this area – whether you're looking for your first home or wanting somewhere more luxurious! With its excellent transport links into London coupled with all of the local amenities on offer nearby - not forgetting some stunning scenery along riverbank walks - living here could be just what you need if you're searching for your perfect new abode!

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 enquires 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.

- THREE Bedroom DETACHED Bungalow
- Presented with NO ONWARD CHAIN
- Detached Garage
- Off Street Parking for 3 Vehicles
- Updated Boiler and Electrics
- Conservatory Overlooking the Wrap Around Garden
- Standing on a Corner Plot
- Easy Access to Local Amenities
- Perfect Location for Commuters
- Tenure: Freehold - EPC rating: TBC - Council Tax Band: E

