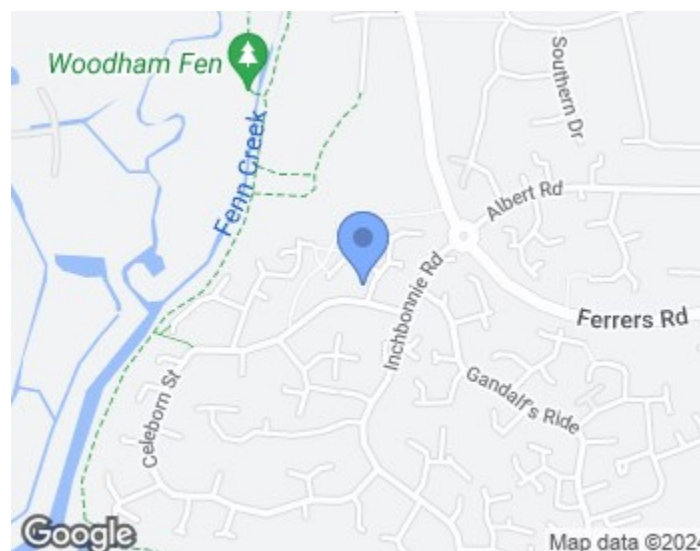


TOTAL FLOOR AREA : 937 sq.ft. (87.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents



12 Westmarch, South Woodham Ferrers, CM3 7AB

This three bedroom link detached house offers modern decor and a bright, airy living space throughout. The spacious kitchen/dining area creates an excellent space for entertaining. The home provides ample flexible living space with a sitting room or home office in addition to the main living areas. The essential utility room and ground floor WC adds extra convenience to the wonderful house. The ground floor benefits from Karndean flooring to all areas except the kitchen/diner. The bathroom suite features three pieces with contemporary fixtures and finishes including a roll top bath. The master bedroom enjoys the luxury of an ensuite bathroom as well. Outside, you'll find an easy to maintain westerly-facing rear garden. Located in a popular residential area convenient to playing fields, this home offers a fantastic location for outdoor recreation. With its tasteful modern decor and desirable features inside and out, this property checks all the boxes. It's move-in ready for any growing family. Tenure: Freehold - EPC Rating: D - Council Tax Band: D

£400,000

Accommodation

GROUND FLOOR

Hallway

Ground Floor WC

Lounge: 16'3 x 10'8 (4.95m x 3.25m)

Kitchen/Diner: 16'3 x 13'6 (4.95m x 4.11m)

Sitting Room/Office: 12'1 x 7'5 (3.68m x 2.26m)

Utility Room: 7'5 x 4'2 (2.26m x 1.27m)

FIRST FLOOR

Landing

Bedroom One: 10'5 x 9'1 (3.18m x 2.77m)

Ensuite Shower Room

Bedroom Two: 10'11 x 10'3 max (3.33m x 3.12m max)

Bedroom Three: 9'1 x 7'11 (2.77m x 2.41m)

Three Piece Bathroom

EXTERIOR

Westerly Facing Rear Garden

Hardstanding for Off Street Parking

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 Link Detached House
- Modern Decorative Order Throughout
- Spacious, Light and Airy Kitchen/Diner
- Additional Sitting Room/Office
- Essential Utility Room & Ground Floor WC
- Beautiful, Three Piece Bathroom Suite
- Ensuite to Master Bedroom
- Easy to Maintain, Westerly Facing Rear Garden
- Popular Location, Close to Local Playing Fields
- Tenure: Freehold - EPC Rating: D - Council Tax Band: D

