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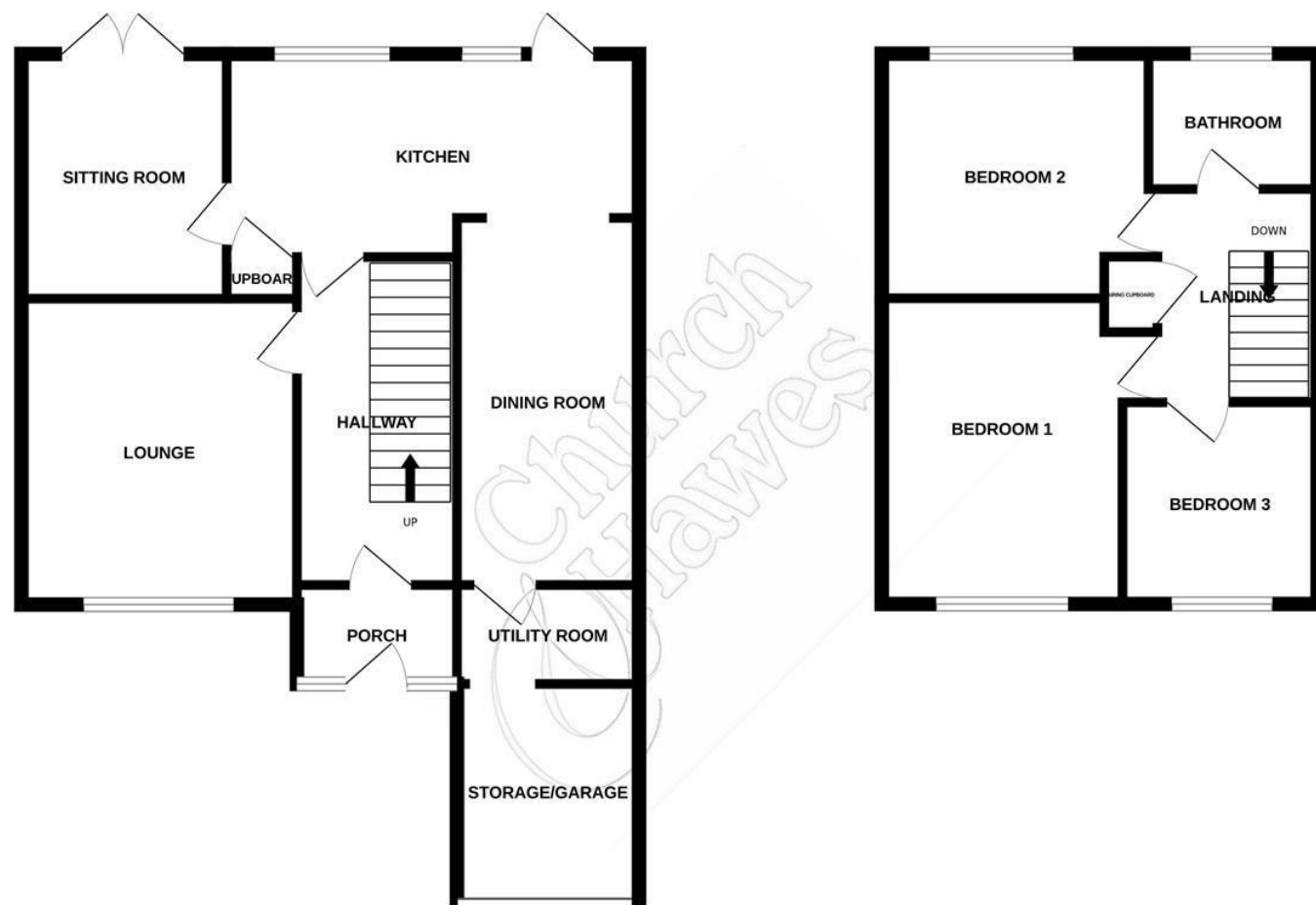
# Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

GROUND FLOOR  
 667 sq.ft. (62.0 sq.m.) approx.

1ST FLOOR  
 394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA : 1061 sq.ft. (98.6 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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## 17 Downleaze, South Woodham Ferrers, CM3 5SN

An exciting opportunity arises with this generously proportioned three bedroom semi-detached residence built by the highly regarded Gough Cooper developers. The extensive ground floor creates a wonderful sense of space, comprising three reception rooms including a lounge, dining room, and sitting room - an ideal layout for modern family living. While in need of some modernisation, this property offers excellent potential for new owners to put their own stamp on their dream home. Complemented by three well-sized bedrooms, the accommodation is perfectly suited for growing households. Conveniently situated on a quiet no-through road yet within walking distance of the town centre, railway station, and local shops, this fantastic home is offered with no onward chain - allowing for a straightforward transition. Early viewing is highly recommended to appreciate the scope for turning this into an outstanding residence. Tenure: Freehold - Council Tax: C - EPC Rating: TBC

**£380,000**



## Accommodation

### GROUND FLOOR

#### Entrance Porch

#### Hallway

Lounge: 12'5 x 11'2 (3.78m x 3.40m)

Sitting Room: 9'11 x 8'4 (3.02m x 2.54m)

Kitchen: 16'9 x 8'5 max (5.11m x 2.57m max)

Dining Room: 14'10 x 7'4 (4.52m x 2.24m)

Utility Room: 7'4 x 4'1 (2.24m x 1.24m)

Garage/Storage: 8'8 x 7'11 (2.64m x 2.41m )

(with potential for conversion to a room, subject to the usual regs)

### FIRST FLOOR

#### Landing

Bedroom One: 12'3 x 9' (3.73m x 2.74m)

Bedroom Two: 10'7 x 10' (3.23m x 3.05m)

Bedroom Three: 8'2 x 7'10 (2.49m x 2.39m)

#### Family Bathroom

### EXTERIOR

#### Rear Garden

#### Off Street Parking to Front

#### 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 Semi Detached House
- Built by the Highly Regarded Gough Cooper
- Extensively Extended to the Ground Floor
- Three Reception Rooms including Lounge, Dining Room and Sitting Room
- Modernisation Required Offering Excellent Potential
- Three Good Size Bedrooms
- Popular No Through Road Location
- Walking Distance of Town Centre, Station and Local Shops
- No Onward Chain
- Tenure: Freehold - Council Tax: C - EPC Rating: TBC

