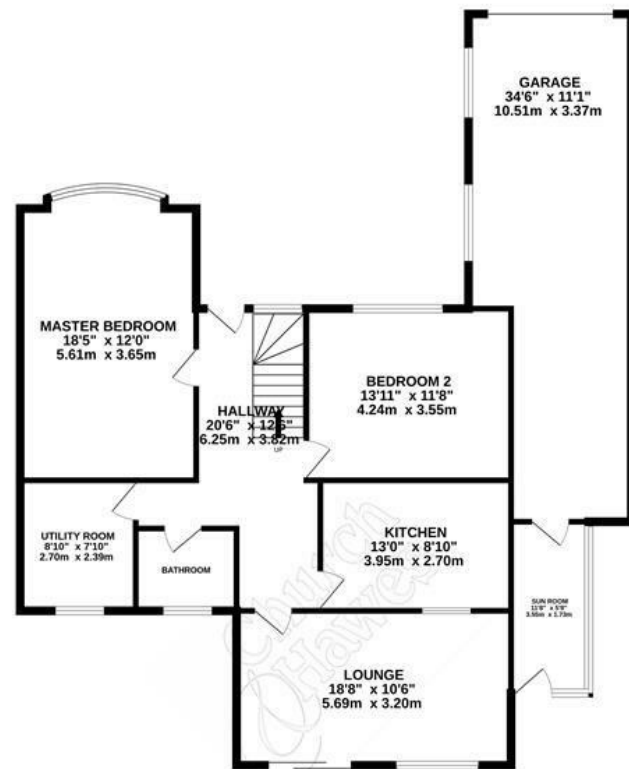
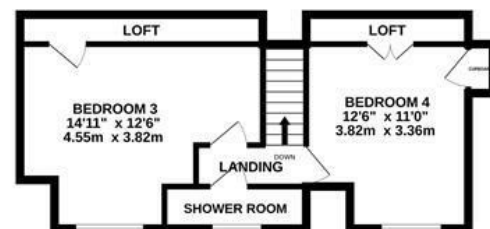


GROUND FLOOR  
1372 sq.ft. (127.5 sq.m.) approx.



1ST FLOOR  
427 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA: 1799 sq.ft. (167.1 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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Tel: 01245 329429  
swf@churchandhawes.com

# Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents



## 92 Hullbridge Road, South Woodham Ferrers, CM3 5LJ

Presented with no onward chain, Church & Hawes are delighted to offer this rare opportunity. Standing on a 200ft plot front to rear this four bedroom detached chalet bungalow features four expansive bedrooms, two to the ground floor and two to the first floor, each offering a versatility for any family's evolving needs. The extensive parking facilities, including a spacious 34ft garage and an impressive 50ft (approx) driveway, ensure ample space for vehicles. The generous 115ft garden facing a westerley is the perfect suntrap. Overlooking the garden is lounge with further rooms including the kitchen, essential utility room and ground floor bathroom. To the first floor is the additional shower room. Locally there are shops and the station all within short walking distance and also the advantage of being of walkable distance to the town. There really is something for everyone. This property is a brilliant find and viewing comes highly recommended to avoid missing out!

Tenure: Freehold - Council Tax Band: E - EPC - D

**£550,000**



## Accommodation

### GROUND FLOOR

Hallway 20' depth (6.10m depth)

Bedroom One: 18'5 x 12' (5.61m x 3.66m)

Bedroom Two: 13'11 x 11'8 (4.24m x 3.56m)

Kitchen: 13' x 8'10 (3.96m x 2.69m)

Lounge: 18'8 x 10'6 (5.69m x 3.20m)

Utility Room: 8'10 x 7'10 (2.69m x 2.39m)

Lean To: 13'8 x 5'8 (4.17m x 1.73m)

### Family Bathroom

### FIRST FLOOR

#### Landing

Bedroom Three: 14'11 x 12'6 max (4.55m x 3.81m max)

Bedroom Four: 12'6 x 11'4 (3.81m x 3.45m)

#### Shower Room

Attached Garage: 34' x 11' max (10.36m x 3.35m max)

### EXTERIOR

Rear Garden: 115' in depth (35.05m in depth)

Driveway 50' approx (15.24m approx)

### AGENTS NOTE:

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.

- Four Bedroom Detached Chalet Bungalow
- Standing on a Plot of 200ft Front to Back
- 34ft in Depth Garage and 48ft Driveway
- Four Bedrooms - Two Ground Floor and Two First Floor
- Essential Utility Room
- 115ft Westerly Facing Rear Garden
- Easy Access to Local Shops and Town Centre
- Walking Distance of Rail Station
- No Onward Chain
- Tenure: Freehold - Council Tax Band: E - EPC - D

