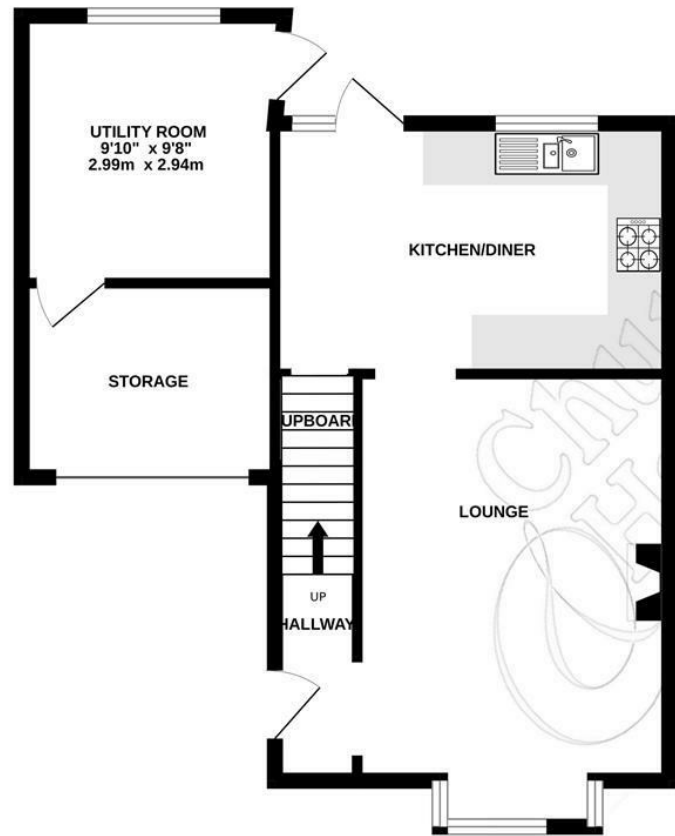


GROUND FLOOR

1ST 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

www.churchandhawes.com
19 Reeves Way, South Woodham Ferrers,
Essex, CM3 5XF
Tel: 01245 329429
swf@churchandhawes.com

Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents



32 Leighlands Road, South Woodham Ferrers, Essex CM3 5XN

Welcome to this charming link detached property on Leighlands Road offering good size accommodation. The property offers an inviting lounge and three well-proportioned bedrooms. Situated within easy walking distance of the town centre, this property offers easy access to local amenities, shops, and schools, making it perfect for young families or those seeking a convenient lifestyle. Attached is a garage with a part conversion into a room and storage to front. Presented with No Onward Chain this property is highly recommended. Tenure: Freehold - Council Tax Band: D - EPC Rating: D

£365,000



Accommodation

GROUND FLOOR

Hallway

Lounge: 14'11 x 10'11 (4.55m x 3.33m)

Kitchen/Diner: 14'7 x 9'3 (4.45m x 2.82m)

FIRST FLOOR

Landing

Bedroom One: 13'5 x 8'4 (4.09m x 2.54m)

Bedroom Two: 10'9 x 8'4 (3.28m x 2.54m)

Bedroom Three: 8'7 x 6' (2.62m x 1.83m)

Family Bathroom

EXTERIOR

Garage/Storage/Utility Room:

Utility Room Area: 9'10 x 7'

Garage/Storage: 7' x 7'

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.

- Three Bedroom Link Detached House
- Bay Fronted Lounge
- Kitchen/Diner Overlooking the Garden
- Three Well-Proportioned Bedrooms
- Modern Three Piece Family Bathroom
- Easy Access to the Town Centre, Shops and Schools
- Pleasant, Easy to Maintain Rear Garden
- Double Glazing and Gas Central Heating
- No Onward Chain
- Tenure: Freehold - Council Tax Band: D - EPC Rating: D

