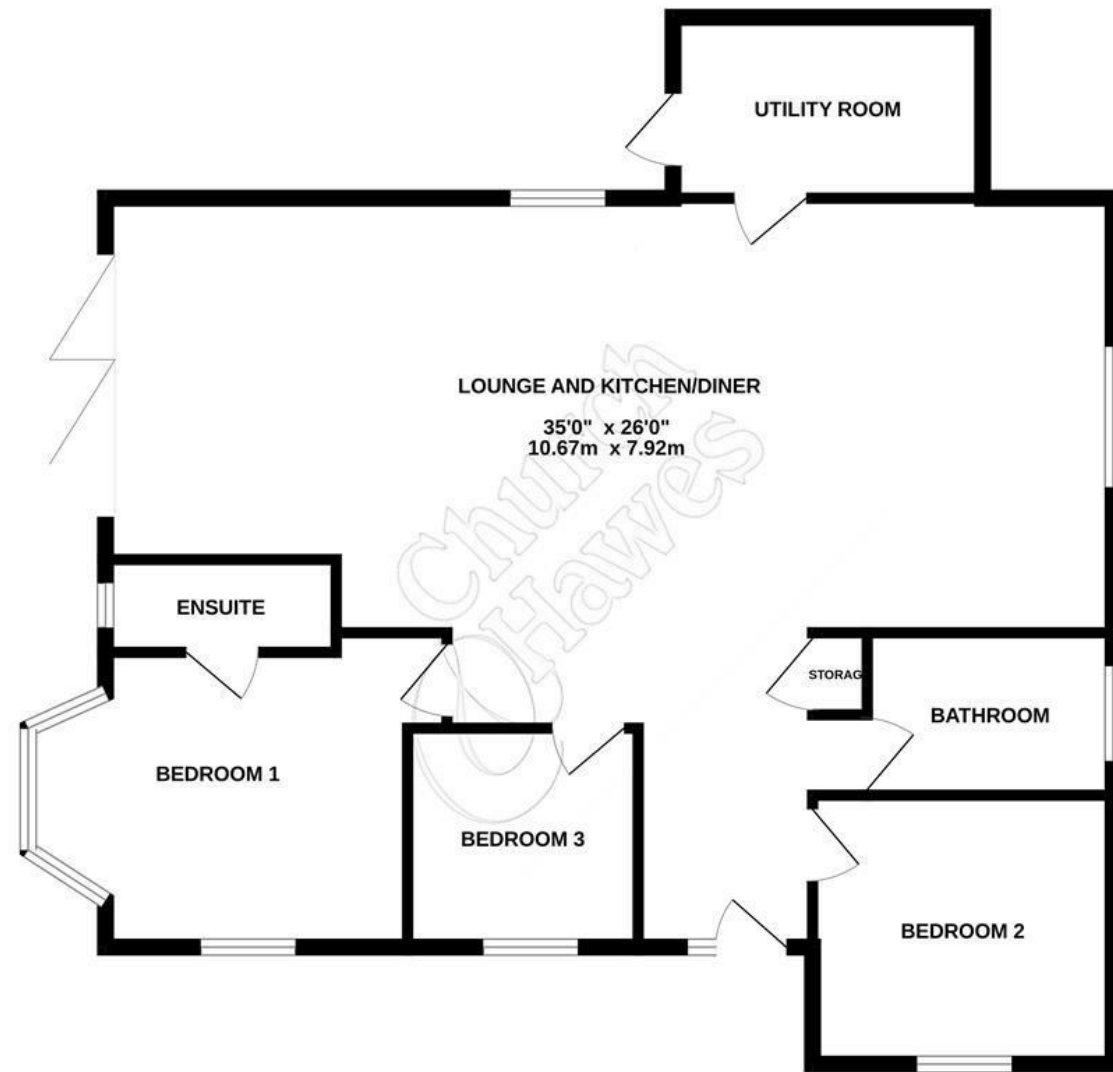
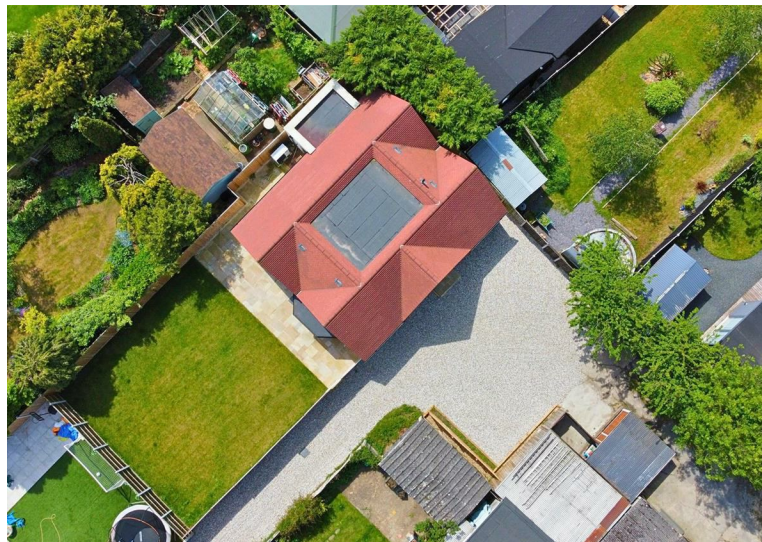


GROUND FLOOR  
1035 sq.ft. (96.2 sq.m.) approx.



TOTAL FLOOR AREA: 1035 sq.ft. (96.2 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



## 132a Hullbridge Road, South Woodham Ferrers, Essex CM3 5LL

Nestled in a popular location in South Woodham Ferrers, this magnificent new build three-bedroom detached bungalow, offers the ultimate in luxury living. Boasting a spacious and open-plan layout, the interior exudes sophistication with high-end specifications throughout. The impressive living area seamlessly blends with the modern kitchen, creating a harmonious space for entertaining and relaxation. Natural light floods the rooms, complementing the thoughtfully designed interiors.

The property features an indulgent luxury bathroom and an en-suite, both meticulously crafted with premium fixtures and finishes. Adding to the allure, an air source heat pump coupled with underfloor heating ensures year-round comfort and energy efficiency. The good-sized enclosed garden provides an idyllic retreat, offering ample space for outdoor living and recreation. Furthermore, the potential for a garage presents an opportunity to customize the property according to your specific needs, whether it's additional storage, or workshop. Backed by a reassuring 10-year Build Zone warranty, this exceptional bungalow raises the bar for modern living, seamlessly blending style, comfort, and convenience. Tenure: Freehold - EPC Rating: B - Council Tax: TBC

**£515,000**

## Accommodation

### Entrance Porch

### Hallway

Open Plan to:

**Lounge & Kitchen/Diner 35' depth x 15'7 max (10.67m depth x 4.75m max)**

**Lounge Area: 24'1 x 15'7 (7.34m x 4.75m)**

**Kitchen/Diner: 15' x 10'10 (4.57m x 3.30m)**

**Utility Room: 10'9 x 6'3 (3.28m x 1.91m)**

**Bedroom One: 12'6 x 11' (3.81m x 3.35m)**

### Ensuite Shower Room

**Bedroom Two: 10'5 x 9'4 (3.18m x 2.84m)**

**Bedroom Three: 8' x 7'7 (2.44m x 2.31m)**

### Family Bathroom

## EXTERIOR

**Rear Garden Approaching 50ft**

**Shingle Driveway**

### 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.

- New Build Three Detached Bungalow
- 35ft Total Lounge/Kitchen/Diner
- Luxury Bathroom and Ensuite
- Parking with Potential for Additional Garage
- Separate Utility Room
- Rear Garden Approaching 50ft
- High Specification Throughout
- Underfloor Heating via Heat Pump
- 10 Year Build Zone Warranty
- Tenure: Freehold - EPC Rating: B - Council Tax: TBC

