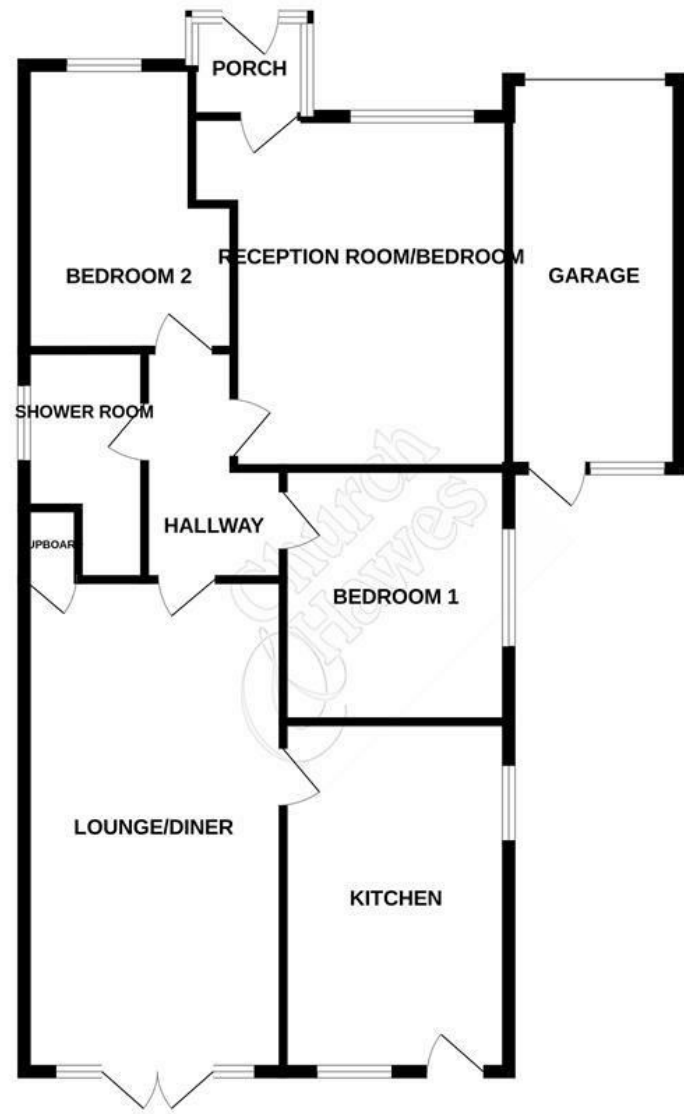


GROUND FLOOR  
1071 sq.ft. (99.5 sq.m.) approx.



TOTAL FLOOR AREA : 1071 sq.ft. (99.5 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.  
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



## 17 Saltcoats, South Woodham Ferrers, CM3 5LE

Being sold with NO ONWARD CHAIN, this two/three bedroom GOUGH COOPER detached bungalow. This gable fronted property has been extensively extended to the rear, whilst still benefiting from a rear garden approaching 50ft. Internally there is flexible and sizeable accommodation including a front room which could be a reception room or additional third bedroom, to the rear is a 21'9 ft Lounge/Diner and 15'5 Kitchen/Breakfast Room. This well presented bungalow is an absolute find and keys are held for viewings. Tenure: Freehold - Council Tax Band: D - EPC Rating: To Follow.



£450,000



## ACCOMMODATION

### Entrance Porch

Reception Room/ Additional Bedroom: 15'6 x 12'8 (4.72m x 3.86m)

Lounge/Diner: 21'9 x 11'5 (6.63m x 3.48m)

Kitchen/Breakfast Room: 15'5 x 10' (4.70m x 3.05m)

Bedroom One: 11'2 x 10' (3.40m x 3.05m)

Bedroom Two: 12'7 x 8'8 (3.84m x 2.64m)

### Shower Room

## EXTERIOR

Rear Garden Approaching 50'

Attached Garage: 17'2 x 7'6 (5.23m x 2.29m)

### 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.

- Two/Three Bedroom Detached Bungalow
- Built by Messrs Gough Cooper
- Large Lounge/Diner
- Well Stocked Kitchen/Breakfast Room
- Modern Shower Room
- Garden Approaching 50ft in Depth
- Attached Garage and Three Off Street Parking Spaces
- No Onward Chain
- Walking Distance of Station and Town Centre
- Tenure: Freehold - Council Tax Band: D - EPC Rating: To Follow.

