



## 69 Hallowell Down, South Woodham Ferrers, CM3 5GZ £300,000

If you are looking for a two double bedroom end terrace house with modern and contemporary features, then look no further. This property has all the amenities to make your living experience comfortable and enjoyable. The first thing that stands out about this home is its good size lounge, perfect for entertaining family or friends. The modern kitchen/diner allows plenty of space to cook up delicious meals while also having enough room for dining with loved ones. Additionally, the contemporary shower room provides an updated feel which makes it easy to relax after a long day. Finally, other great features include gas central heating powered by a combi boiler as well as allocated parking spaces for two vehicles and an easy-to-maintain rear garden. Located in quiet cul de sac location within walking distance of town centre means there are plenty opportunities nearby should you wish explore more of what the area has on offer! Overall this property offers many great benefits so don't miss out - come take a look today! Tenure: Freehold - Council Tax Band: C



## Accommodation

### GROUND FLOOR

Lounge: 15'11 x 12'5 (4.85m x 3.78m)

Kitchen/Diner: 12'5 x 9' (3.78m x 2.74m)

### FIRST FLOOR

#### Landing

Bedroom One: 12'5 x 9' (3.78m x 2.74m)

Bedroom Two: 12'5 x 7'2 (3.78m x 2.18m)

#### Modern Shower Room

### EXTERIOR

Rear Garden 40ft in depth approx (12.19mft in depth approx)

Parking for 2 x Vehicles

#### AGENTS NOTES:

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.

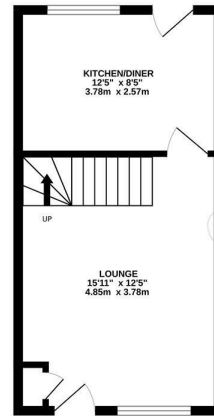
Overall, South Woodham Ferrers provides prospective homeowners with great value for money when it comes to purchasing property in this area – whether you're looking for your first home or wanting somewhere more luxurious! With its excellent transport links into London coupled with all of the local amenities 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.

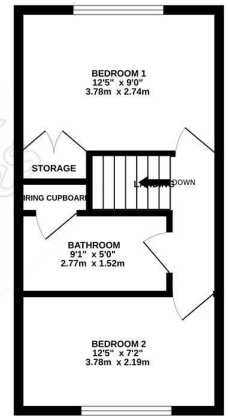
VIEWING - By appointment with the Vendor's Agents CHURCH & HAWES 01245 329429

WE ARE OPEN - Monday to Friday 9am-6pm - Saturday 9am-5pm.

GROUND FLOOR  
304 sq.ft. (28.3 sq.m.) approx.



1ST FLOOR  
304 sq.ft. (28.3 sq.m.) approx.



TOTAL FLOOR AREA: 608 sq.ft. (56.6 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floors, ceilings, rooms and any other areas are approximate and do not necessarily conform to any other dimensions or measurements. The plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, fittings and equipment shown here are not tested and are not guaranteed to be in full operation or in full compliance with the plan.  
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