

www.churchandhawes.com

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# Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



## 56 East Bridge Road, South Woodham Ferrers, Essex CM3 5SD £350,000

Offered with NO ONWARD CHAIN, this two double bedroom semi detached house is an absolute must for first time buyers and downsizers alike. Conveniently situated for the local rail station, shops and is within the catchment of Woodville primary school. The accommodation boasts two double bedrooms, modern bathroom, entrance porch, good size lounge/diner, kitchen/breakfast room, pleasant rear garden, all with gas heating and replacement PVCu double glazed windows.

EPC rating: D - Council Tax Band: C - Tenure: Freehold





## Accommodation

### GROUND FLOOR

Entrance Porch

Lounge/Diner: 17'5 x 13' (5.31m x 3.96m)

Kitchen/Breakfast Room: 13' x 8'11 (3.96m x 2.72m)

### FIRST FLOOR

Landing

Bedroom One: 13' x 11'9 (3.96m x 3.58m)

Bedroom Two: 13' x 8'11 (3.96m x 2.72m)

Bathroom

### EXTERIOR

Garden 45ft rear garden approx (13.72mft rear garden approx)

Off Street Parking

Attached Garage 25'3 x 7'9 (7.70m x 2.36m)

### 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!

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.

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.**

