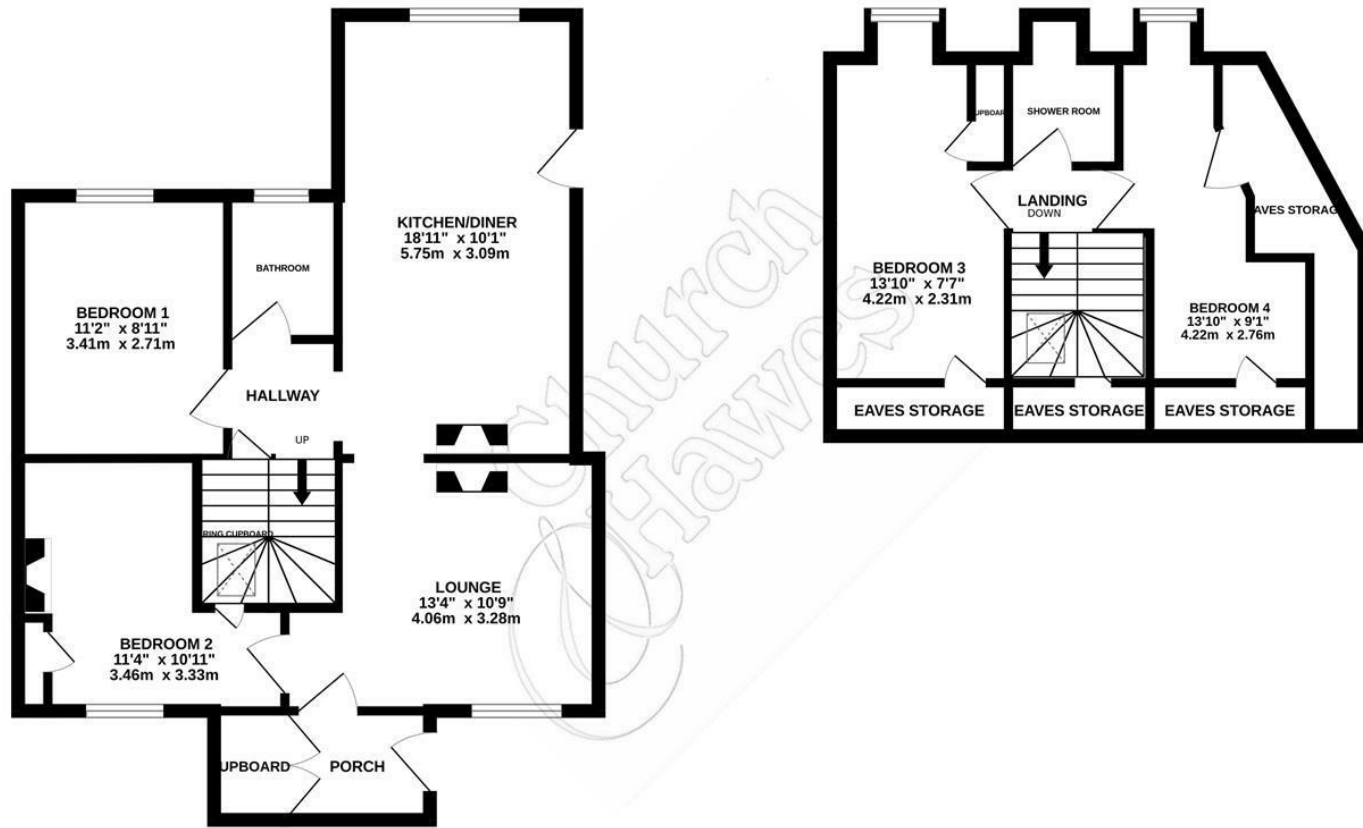


GROUND FLOOR
 640 sq.ft. (59.5 sq.m.) approx.

1ST FLOOR
 362 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA: 1002 sq.ft. (93.1 sq.m.) approx.

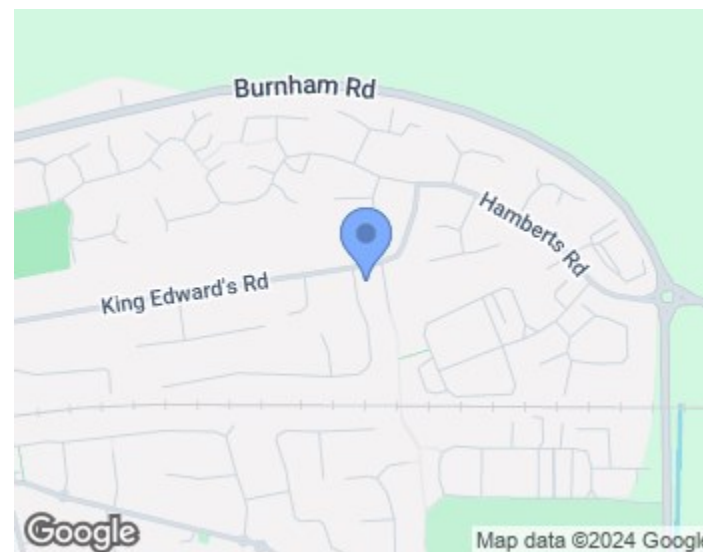
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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110 King Edwards Road, South Woodham Ferrers, Essex CM3 5TL

This delightful chalet-style semi-detached home boasts 4 bedrooms, 2 bathrooms, and a generous 1,002 sq ft of living space. Built in the 1930s, this property has been lovingly refurbished, featuring a new kitchen, new bathroom, and new shower room - perfect for modern living while retaining its classic charm. The lounge and kitchen/diner both benefit from log burners and the property also has the added benefit of underfloor heating. Another standout feature of this property is the 65ft rear garden, which accommodates a log cabin that has the convenience of power & light, underfloor heating and internet access, perfect for working from home. For those with an eye for potential, this property offers further opportunities to extend (STP), allowing you to customise and expand the living space to suit your needs. Located in a desirable cul de sac with NO ONWARD CHAIN, this property is ready and waiting for its new owners to move in and make it their own. Tenure: Freehold - Council Tax Band: C - EPC Rating: G

Offers in excess of £375,000



Accommodation

GROUND FLOOR

Entrance Porch with ample storage cupboard (with ample storage cupboard)

Lounge: 13'4 x 10'9 (4.06m x 3.28m)

Newly Installed Kitchen/Diner: 18'11 x 10'3 (5.77m x 3.12m)

New Installed Ground Floor Bathroom:

Ground Floor Bedroom One: 11'2 x 8'11 (3.40m x 2.72m)

Ground Floor Bedroom Two: 11'4 max x 10'11 (3.45m max x 3.33m)

Inner Hallway

Door to airing cupboard housing megaflo boiler.

FIRST FLOOR

Landing

Bedroom 3: 13'10 x 7'3 (4.22m x 2.21m)
(Restricted head height)

Bedroom 4: 13'10 max x 6'10 max (4.22m max x 2.08m max)
(Restricted head height)

Newly Installed Shower Room
(Some restricted head height)

Ample Loft Storage in Eaves

EXTERIOR

Rear Garden 65ft in depth (approx) (19.81mft in depth (approx))

Log Cabin 12'8 x 9'6 (3.86m x 2.90m)
with internet connection, underfloor heating, electric lighting & power. Perfect for working from home.

Off Street Parking
Via Shingled 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.

- Four Bedroom Semi Detached Chalet
- Recently Refurbished Throughout
- Newly Installed Kitchen/Diner
- Newly Installed Ground Floor Bathroom
- Newly Installed Shower Room
- Wood Burners to Lounge & Kitchen/Diner
- Built in 1930's
- Easy Access to Town Centre
- 65ft Rear Garden
- Tenure: Freehold - Council Tax Band: C - EPC Rating: TBC

