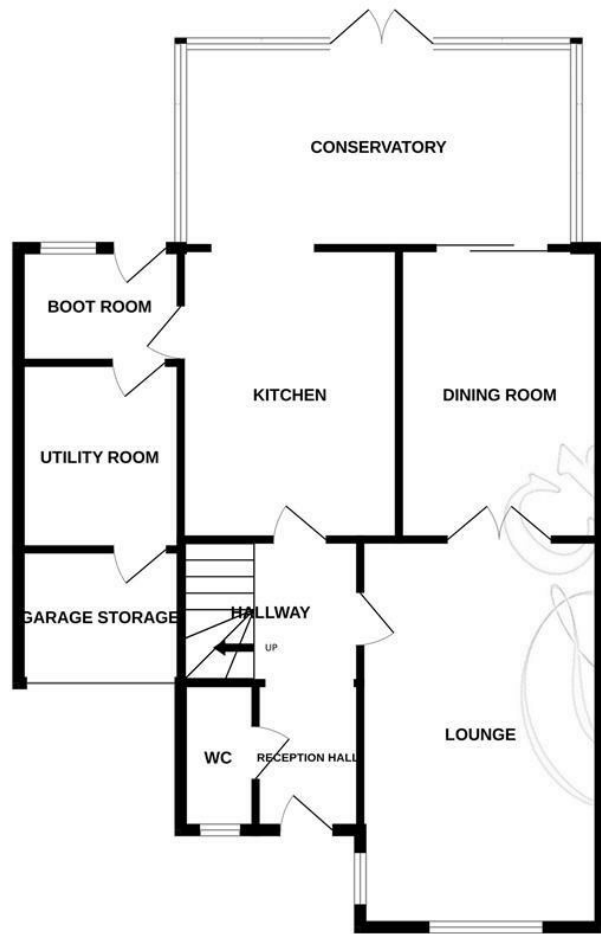
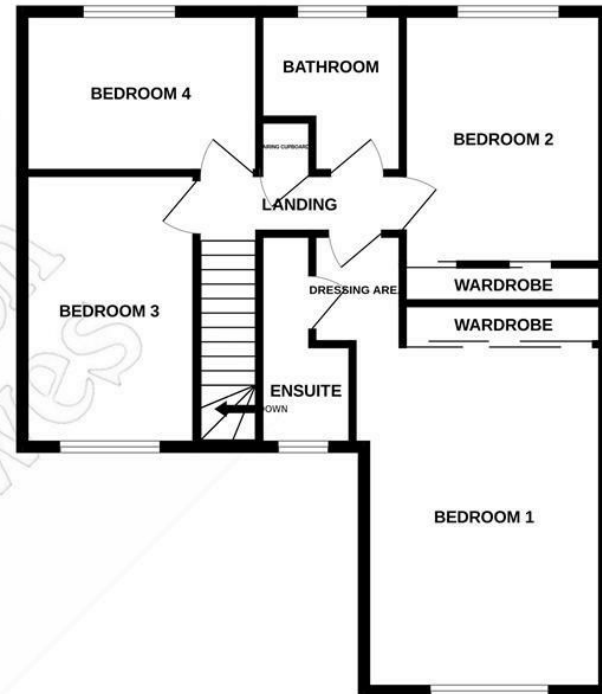


GROUND FLOOR
 957 sq.ft. (88.9 sq.m.) approx.



1ST FLOOR
 712 sq.ft. (66.2 sq.m.) approx.



TOTAL FLOOR AREA: 1669 sq.ft. (155.1 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 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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20 Butterbur Chase, South Woodham Ferrers, ESSEX CM3 7AG

Constructed by Messrs Bovis Homes during the mid 80's forming part of the Holmcrest development to the Grafton design, this stunning four bedroom home is being offered to an excellent standard. With sizeable accommodation throughout, this home offers flexible space without compromise. Situated in one of the more sought after areas of South Woodham Ferrers, benefits included a spacious lounge, a dining room overlooking the 18ft conservatory, boot room for those muddy paws, useful utility room, essential WC and well stocked bespoke kitchen. And that's just the ground floor! This property needs to be viewed to appreciate its many fine attributes. Contact us today for an appointment. Tenure: Freehold - Council Tax Band: E - EPC Rating: D

Price £550,000



Accommodation

GROUND FLOOR

HALLWAY

CLOAKROOM

KITCHEN 13'7" x 10'5" (4.14 x 3.18)

BOOT ROOM 7'9" x 5'6" (2.36 x 1.68)

UTILITY ROOM: 8'11 x 7'6 (2.72m x 2.29m)

GARAGE STORAGE: 7'5 x 6'5 (2.26m x 1.96m)

CONSERVATORY 18'1" x 9'9" (5.51 x 2.97)

LOUNGE 18'6" x 11'6" (5.64 x 3.51)

DINING ROOM 13'11" x 9'8" (4.24 x 2.95)

FIRST FLOOR

LANDING

BEDROOM 1 15'1" x 11'6" (4.60 x 3.51)

DRESSING AREA 6'0" x 5'9" (1.83 x 1.75)

EN-SUITE

BEDROOM 2 13'3" x 9'0" (4.04 x 2.74)

BEDROOM 3 13'6" x 8'4" (4.11 x 2.54)

BEDROOM 4 11'5" x 7'8" (3.48 x 2.34)

BATHROOM

EXTERIOR

REAR GARDEN

OFF STREET PARKING VIA HARDSTANDING & SHINGLE

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.

- Exceptional Four Bedroom Detached House
- Popular Sought After Location
- Maintained to a Superb Standard
- Sizeable Accommodation Throughout & Westerly Facing Garden
- Two Reception Rooms plus 18ft Conservatory
- Useful Boot Room and Utility Room
- Master Bedroom with Dressing Room & Ensuite Shower Room
- Three Further Good Size Bedrooms
- Modern Family Bathroom Suite
- Tenure: Freehold - Council Tax Band: E - EPC Rating: D

