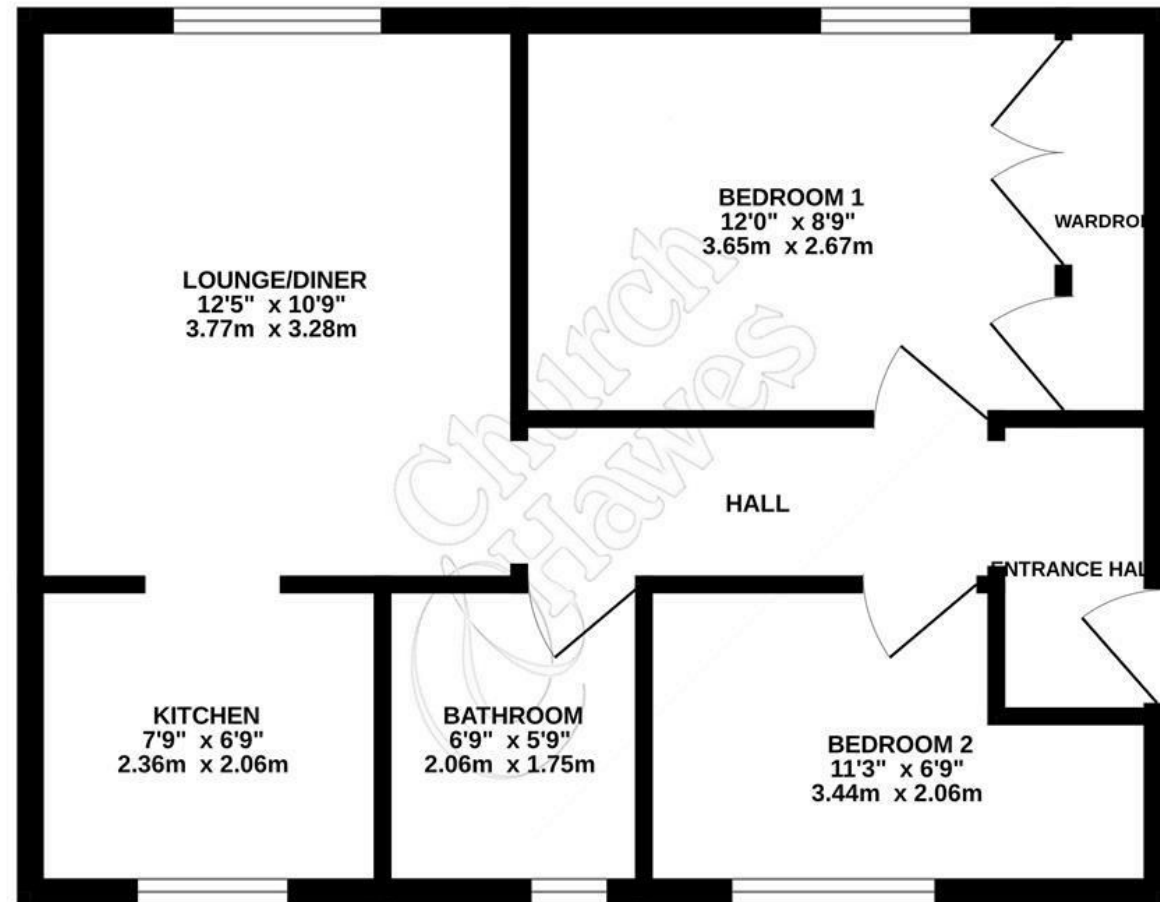


TOP FLOOR  
474 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA : 474 sq.ft. (44.1 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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# Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents



## 36 Haltwhistle Road, South Woodham Ferrers, Essex CM3 5ZF

THE OWNERS HAVE SECURED A NO CHAIN PURCHASE. Discover the charm of this well-presented 2nd floor flat, boasting delightful views of communal fields and parking with both an allocated carport and visitor spaces. With a generous 150 year lease, you're set for the long haul! Convenience is key, as you're just a 0.3-mile stroll from the railway station and a quick drive to the bustling town centre. Internally, the property impresses with its spacious layout and generously sized bedrooms, offering ample living space for comfortable modern living. This flat presents an ideal opportunity for first-time buyers looking to step onto the property ladder or investors seeking a promising addition to their portfolio. Its combination of location, space, and potential makes it a compelling choice in today's market. Viewings are highly recommended to fully appreciate the quality and potential of this property. Contact us today to arrange your visit.  
Tenure: Leasehold - Council Tax Band: B - Ground and Maintenance Combined: £114 per Month.

**£195,000**

## Accommodation

### Secure Communal Entry Door

### Entrance Hall

### Internal Hallway

Lounge/Diner: 12'5 x 10'9 (3.78m x 3.28m)

Kitchen: 7'9 x 6'9 (2.36m x 2.06m)

Bedroom One: 12' x 8'9 (3.66m x 2.67m)

Bedroom Two: 11'3 x 6'9 (3.43m x 2.06m)

### Three Piece Bathroom

## EXTERIOR

### Communal Gardens

### Allocated Car Port

### Visitors Parking

### Agents Notes:

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 bedroom top floor apartment
- Spacious lounge/diner
- Modern fitted kitchen and bathroom
- Long lease of 150 years remaining
- Railway station approximately 0.3 miles away
- Easy access to major road networks
- Minutes drive from the Town Centre
- Scenic field views, providing a tranquil backdrop.
- Allocated carport with additional visitor parking
- Tenure: Leasehold - Council Tax Band: B - Ground and Maintenance Combined: £114 per Month.

