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Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



39 Holkham Avenue, South Woodham Ferrers, Essex CM3 7AU £335,000

Exceptional location! We are delighted to present this two bedroom, terraced house. Boasting stunning views over the conservation area and Franklin Fields, the home provides a 26ft Lounge/Diner, adjoining good Size Conservatory overlooking and enjoying the West Facing Garden, refitted modern white Shower Room, fitted kitchen externally there is a garage and additional parking to the side. Only four properties in this location benefit from this unique vista and rarely come up for sale. This is the perfect purchase for First Time Buyers and Downsizers alike. Contact us today to book your viewing! Tenure: Freehold - EPC Rating: C - Council Tax Band: C.



Accommodation

INTERIOR

The property welcomes you through a bright entrance porch, leading to an impressive L-shaped lounge measuring up to 26'6" in length. Featuring coving, two radiators, and a double-glazed bay window, the living space opens seamlessly to a charming conservatory via patio doors, creating a light-filled and versatile living area being west facing.

The well-appointed kitchen (10' x 5'7) offers practical storage with base and eye-level units, roll-edge worktops, and ample space for appliances. The adjacent conservatory (11'6" x 9'7") provides additional living space with double-glazed windows and direct access to the rear garden.

Upstairs, two comfortable bedrooms await. The primary bedroom (13'1 x 10'6) features coving and two front-facing windows, while the second bedroom (10' x 6'7") offers a cozy retreat. A well-appointed shower room completes the upper level, equipped with a shower cubicle, WC, and hand wash basin set into a vanity unit.

EXTERIOR

The rear garden, predominantly laid to lawn, provides a Sunny outdoor space complemented by a convenient storage shed with the added benefit of power and light. Practical amenities include an allocated garage with an up-and-over door and additional eaves storage, along with valuable off-road parking. The home boasts further modern comforts such as UPVC double glazing and efficient gas-fired central heating via a Combi Boiler. Perhaps the most captivating feature is the stunning panoramic view that spans across a protected conservation area, offering residents a picturesque view that seamlessly connects the property to its natural surroundings.

DIMENSIONS:

Entrance Porch

Lounge/Diner: 26'6 x 13'1<7'1 (8.08m x 3.99m<2.16m)

Kitchen: 10' x 5'7 (3.05m x 1.70m)

Conservatory: 11'6 x 9'7 (3.51m x 2.92m)

Landing

Bedroom One: 13'1 x 10'6 (3.99m x 3.20m)

Bedroom Two: 10' x 6'7 (3.05m x 2.01m)

Shower Room: 6'2 x 6'1 (1.88m x 1.85m)

Rear Garden

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.



TOTAL FLOOR AREA: 764 sq ft (71.0 sq m) approx.

While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of plans, dimensions, rooms and any other facts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The property, contents and appliances shown here are not shown to scale and are for general information only. No liability is accepted for any error or omission.

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