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**Church & Hawes**  
Est.1977

Estate Agents, Valuers, Letting & Management Agents



FOUR BEDROOM HOUSE

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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40 Cornwallis Drive, South Woodham Ferrers, Essex CM3 5YE

Nestled in the charming area of South Woodham Ferrers, this delightful four-bedroom detached house on Cornwallis Drive offers a perfect blend of comfort and convenience. With two spacious reception rooms, including a welcoming lounge and dining room, this home is ideal for both relaxation and entertaining guests, other features include ground floor cloakroom w.c, kitchen & separate utility room, master bedroom with en suite shower room, plus family bathroom. Outside, the house features an enclosed rear garden providing access to the garage and driveway. The location is particularly appealing, as it is situated close to the picturesque Clements Green Creek, offering opportunities for leisurely walks and enjoying the natural beauty of the area. This property is perfect for families seeking a spacious and well-located home in a friendly community. With its generous living spaces and convenient amenities, this detached house is a wonderful opportunity not to be missed. Freehold, EPC rating D, Council tax band E

Price £430,000





**GROUND FLOOR**

Entered via composite door into: -

**ENTRANCE HALL**

Stairs to first floor, cupboard under stairs, coved cornice to textured ceiling, radiator.

**CLOAKROOM/W.C.**

Wash hand basin, low level w.c., radiator, PVCu double glazed window to front, coved cornice to textured ceiling.

**UTILITY ROOM 7'3" x 5'5" (2.21m x 1.65m)**

PVCu double glazed window to front, base units, work surface with stainless steel sink drainer sink unit, radiator.

**KITCHEN 10'2" x 8'6" (3.10m x 2.59m)**

PVCu double glazed window to rear, PVCu double glazed door to side, eye and base level units, stainless steel sink drainer sink unit, space for cooker, plumbing for washing machine.

**LOUNGE 21'8" x 10'4" (6.60m x 3.15m)**

PVCu double glazed window to front, PVCu double glazed sliding door to rear garden, two radiators, coved cornice to textured ceiling, feature fireplace, archway leading to dining room

**DINING ROOM 10'3" x 8'1" (3.12m x 2.46m)**

PVCu double glazed window to rear, laminate flooring, radiator, serving hatch to kitchen, coved cornice to textured ceiling.

**FIRST FLOOR**

**LANDING**

PVCu double glazed window to front, access to loft, built-in airing cupboard housing hot water cylinder.

**BEDROOM 1 10'2" x 9'6" (3.10m x 2.90m)**

PVCu double glazed window to rear, radiator, coved cornice to textured ceiling, door to: -

**EN-SUITE**

PVCu obscure double glazed window to rear, shower cubicle, wash hand basin, tiled to walls.

**BEDROOM 2 11'4" x 10'10"<6'7" (3.45m x 3.30m<2.01m)**

PVCu double glazed window to front, radiator.

**BEDROOM 3 10'4" x 7'3" (3.15m x 2.21m)**

PVCu double glazed window to front, radiator, laminate floor, coved cornice to textured ceiling.

**BEDROOM 4 9'1" x 7'10" (2.77m x 2.39m)**

PVCu double glazed window to rear, radiator, coved cornice to textured ceiling.

**BATHROOM**

Three piece bathroom suite comprising panel enclosed bath with mixer tap and shower attachment, pedestal wash hand basin, low level w.c., radiator, PVCu double glazed window to rear, fully tiled to walls.

**EXTERIOR**

**REAR 25' x 38' (7.62m x 11.58m)**

Commencing with paved patio, laid to lawn, perimeter fencing, courtesy door leading into garage, gate to front.

**GARAGE**

Up and over door, power and light connected.

**AGENTS NOTE**

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 enquiries 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 DETACHED HOUSE
- TWO RECEPTION ROOMS
- KITCHEN & UTILITY ROOM
- MASTER BEDROOM WITH EN SUITE SHOWER ROOM
- GROUND FLOOR CLOAKROOM
- GAS FIRED CENTRAL HEATING
- GARAGE AND DRIVEWAY PARKING
- ENCLOSED REAR GARDEN
- A SHORT WALK FROM CLEMENTS GREEN CREEK
- FREEHOLD, EPC RATING D, COUNCIL TAX BAND E

