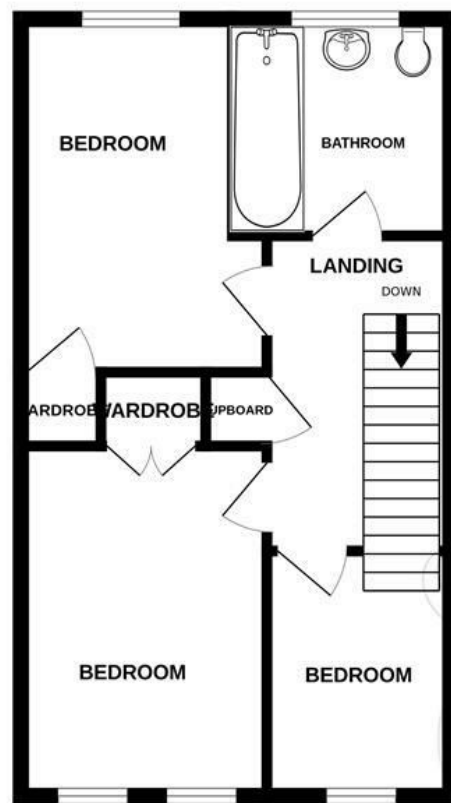


1ST FLOOR

GROUND FLOOR



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.
Made with Metropix ©2025


www.churchandhawes.com

 19 Reeves Way, South Woodham Ferrers,
Essex, CM3 5XF

Tel: 01245 329429

swf@churchandhawes.com

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



39 Whitehouse Road, South Woodham Ferrers, Essex CM3 5PF

Deceptively spacious, three bedroom Georgian style home overlooking greensward and conveniently situated just a short walk from the rail station, shops and within catchment area of Woodville school. Features include refitted bathroom, good size bedrooms, lounge, dining room, fitted kitchen, garden room overlooking the rear garden and garage in a block nearby. Gas heating and PVCu double glazing. Freehold. EPC: C. Council Tax: C.

Price £375,000

ACCOMMODATION

FIRST FLOOR

LANDING

Textured and coved ceiling, access to loft space housing gas 'Combi' boiler serving heating and hot water, airing cupboard, doors to:

BEDROOM 1 12'8 x 8'10 (3.86m x 2.69m)

Two PVCu sealed unit double glazed windows to front, smooth plaster and coved ceiling, radiator, double built in wardrobe cupboard.

BEDROOM 2 12,10 x 7'5 (3.66m,3.05m x 2.26m)

PVCu sealed unit double glazed windows to rear, textured and coved ceiling, radiator, built in wardrobe cupboard.

BEDROOM 3 6'9 x 6'5 (2.06m x 1.96m)

PVCu sealed unit double glazed windows to front, textured and coved ceiling, radiator.

BATHROOM

Obscure VCU sealed unit double glazed windows to rear, smooth plaster ceiling, chrome heated towel rail, refitted white suite comprising, low level WC, pedestal wash hand basin, bath with mixer taps, shower over, glazed shower screen, tiling to bath and shower area, tiled splash back, built in bathroom linen storage.

GROUND FLOOR

PVCU entrance door to:

HALL

Smooth plaster and coved ceiling, radiator, stairs rise to first floor, under stairs cupboard, door to:

DINING ROOM 13 x 8 (3.96m x 2.44m)

Sealed unit double glazed sliding patio doors to garden room, smooth plaster and coved ceiling, arch to kitchen and lounge.

LOUNGE 14'7 9'3 (4.45m 2.82m)

Two PVCu sealed unit double glazed windows to front, smooth plaster and coved ceiling, radiator, feature fireplace, TV point.

KITCHEN 9'10 x 7'4 (3.00m x 2.24m)

PVCu sealed unit double glazed window rear, textured and coved ceiling, Pine fitted cupboard kitchen units with roll top worksurfaces comprising , single drainer one and a half bowl sink unit with mixer taps inset to work surface, cupboards, storage space under and plumbing for washing machine, adjacent work surface with inset 4 ring electric hob, oven under and extractor fan over, further work surface with drawers and cupboard under, 8 wall cupboards, pelmet lights and tiled splash backs to work surface.

GARDEN ROOM 15'3 x 9 (4.65m x 2.74m)

Sealed unit double glazed window and french doors to rear garden, 2 velux ceiling roof lights, radiator.

OUTSIDE

FRONT

Laid to lawn, with greensward.

GARAGE IN BLOCK.

REAR GARDEN 50' (15.24m)

Patio to lawn, rear access gate.

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 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.

- THREE BEDROOMS
- REFITTED WHITE BATHROOM SUITE
- LOUNGE
- DINING ROOM
- KITCHEN
- GARDEN ROOM
- REAR GARDEN
- GARAGE IN BLOCK
- GREENSWARD TO FRONT
- EPC: C. C/TAX: C. FREEHOLD.

