



TOTAL FLOOR AREA : 1195 sq.ft. (111.0 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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4 Hillcrest Road, South Woodham Ferrers, CM3 5NU

The perfect family home is waiting for you in this well proportioned, Gough Cooper, three bedroom semi detached house. Positioned in an extremely popular location, before you even enter the property, it offers access to local green areas perfect for hiking, jogging and dog walking, local shops and access to the SWF train station. Inside the property continues to impress with its spacious porch and hallway, a lounge measuring 16'5 in depth to the feature box bay window, a separate dining room with access to the unoverlooked, 58ft rear garden. The kitchen is well stocked and offers enough storage to keep any budding chef happy. The first floor accommodates three good size bedrooms, bathroom and separate WC. And to round off this substantial property is the attached garage AND carport with further off street parking. Needless to say, viewing comes highly recommended!

Tenure: Freehold - Council Tax Band: C - EPC Rating: D

£400,000



Accommodation

GROUND FLOOR

Entrance Porch

Hallway: 13'3 x 6' (4.04m x 1.83m)

Lounge: 16'5 x 13' (5.00m x 3.96m)

Dining Room: 11'8 x 10' (3.56m x 3.05m)

Kitchen: 11'8 x 8'11 (3.56m x 2.72m)

FIRST FLOOR

Landing

Bedroom One: 11'10 x 11'9 (3.61m x 3.58m)

Bedroom Two: 10'1 x 9' (3.07m x 2.74m)

Bedroom Three: 9' x 7'5 (2.74m x 2.26m)

Bathroom

Separate WC

EXTERIOR

Rear Garden: 58ft approx in depth (17.68mft approx in depth)

Attached Garage: 16'9 x 8' (5.11m x 2.44m)

Carport: 13' x 8'8 (3.96m x 2.64m)

Off Street Parking

Manicured Front 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!

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy him/herself as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

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.

- A well-proportioned Gough Cooper property
- Close to local green spaces for hiking, jogging, and dog walking
- Easy access to local shops and SWF train station
- 16'5 lounge with a feature box bay window and a separate dining room
- 58ft unoverlooked outdoor space, perfect for relaxation
- Well-Equipped Kitchen
- Comfortable accommodation for families
- Attached garage, carport, and additional off-street parking.
- Sought-after location
- Tenure: Freehold - Council Tax Band: C - EPC Rating: D

