



TOTAL FLOOR AREA : 1321 sq.ft. (122.8 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

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Estate Agents, Valuers, Letting & Management Agents



25 Crouch Beck, South Woodham Ferrers, CM3 5JY

An extended four bedroom family home situated within a pleasant mews location, convenient for schools, shops and train station. Offering exceptionally spacious living accommodation to include a large dual aspect 24ft lounge, 19ft kitchen/diner with granite work surfaces, ground floor shower room w.c plus utility room, the first floor features four good size bedrooms with family bathroom. Externally the home offers an enclosed rear garden allowing direct access into the detached double garage, with additional extensive driveway parking for several vehicles. If your looking for a good size house in a popular location then this home should tick all the boxes. Freehold, council tax band E, EPC rating TBC.

Price £475,000

GROUND FLOOR

ENTRANCE HALL

Entered via solid door into hallway, ceramic tiled floor, built in storage cupboard, access to loft space housing gas central heating boiler. stairs to first floor

SHOWER ROOM

PVCu double glazed window to rear elevation, Quadrant shower, wash basin with cupboard under, low level w.c, fully tiled to walls and floor.

UTILITY ROOM 7'6 x 6'3 (2.29m x 1.91m)

Laminate work surface with inset sink unit, plumbing for washing machine, space for tumble dryer, PVCu double glazed window to side.

KITCHEN/DINER 19'7 x 10'6 (5.97m x 3.20m)

Two PVCu double glazed windows to front elevation, fitted with a range of eye & base level units, granite work surfaces incorporating breakfast bar, inset sink unit, integrated oven & grill, inset gas hob with extractor hood over, space for fridge freezer, wine cooler, coved to smooth ceiling, radiator, ceramic tiled flooring.

LOUNGE 24' x 15'6<12'10 (7.32m x 4.72m<3.91m)

PVCu double glazed window to front elevation, French style doors to rear garden, 2 radiators, laminate flooring

FIRST FLOOR

LANDING

PVCu double glazed window to rear elevation, loft hatch, built in airing cupboard housing hot water cylinder, doors to all first floor rooms.

BEDROOM ONE 13'1 x 10'5 (3.99m x 3.18m)

PVCu double glazed window to front elevation, radiator

BEDROOM TWO 10'6 x 8' (3.20m x 2.44m)

PVCu double glazed window to front elevation, radiator.

BEDROOM THREE 11'3 x 10'5 (3.43m x 3.18m)

PVCu double glazed window to front, radiator, fitted wardrobe.

BEDROOM FOUR 8'3 x 6'6 (2.51m x 1.98m)

PVCu double glazed window to rear elevation, radiator, coved ceiling to ceiling.

BATHROOM

Three piece white suite comprising panel enclosed bath with shower over, wash hand basin, low level w.c, chrome heated towel rail, PVCu double glazed window to side.

EXTERIOR

REAR GARDEN

L shape rear garden, mainly laid to lawn, perimeter wall, door to garage.

DOUBLE GARAGE

Two up & over doors, power and light connected.

DRIVEWAY

Extensive driveway parking for several vehicles.

AGENTS NOTES

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.

- FOUR BEDROOM DETACHED HOUSE
- EXTENDED TO THE REAR
- SPACIOUS KITCHEN/DINER
- LARGE DUAL ASPECT LOUNGE
- GROUND FLOOR SHOWER ROOM
- FAMILY GARDEN
- DOUBLE GARAGE
- DRIVEWAY PARKING FOR SEVERAL VEHICLES
- CONVENIENT FOR SCHOOLS, SHOPS & TRAIN STATION
- FREEHOLD, COUNCIL TAX BAND E . EPC RATING TBC

