

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

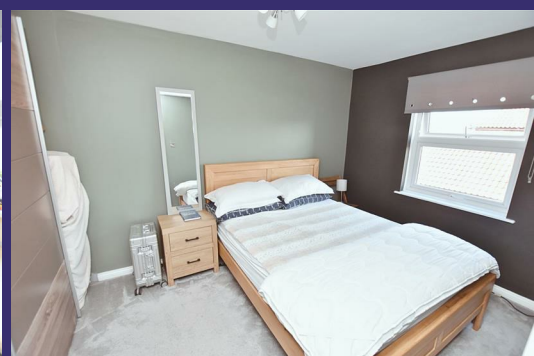


84 Tallow Gate, South Woodham Ferrers, Essex CM3 5RX

£200,000

Sold with NO ONWARD CHAIN, this first floor apartment is the perfect first time buyer property. Located in the centre of the bustling and vibrant town of South Woodham Ferrers and within walking distance of SWF train station, this is the perfect property for any working professional. Other features include a Juliet Balcony, independent carport and the lease being renewed to 125 years.

Tenure: Leasehold - Service Charges per Annum: £1530.00 Ground Rent per Annum: £190.00 - Council Tax Band: B



Communal Hallway

Hallway

Lounge/Diner: 14'5 x 12'8 (4.39m x 3.86m)

Kitchen: 7'10 x 6'4 (2.39m x 1.93m)

Bedroom One: 13'1 x 8'5 (3.99m x 2.57m)

Bedroom Two: 7'2 x 7'1 (2.18m x 2.16m)

Modern Bathroom

EXTERIOR

Communal Gardens

Allocated Carport

AGENTS NOTE:

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!

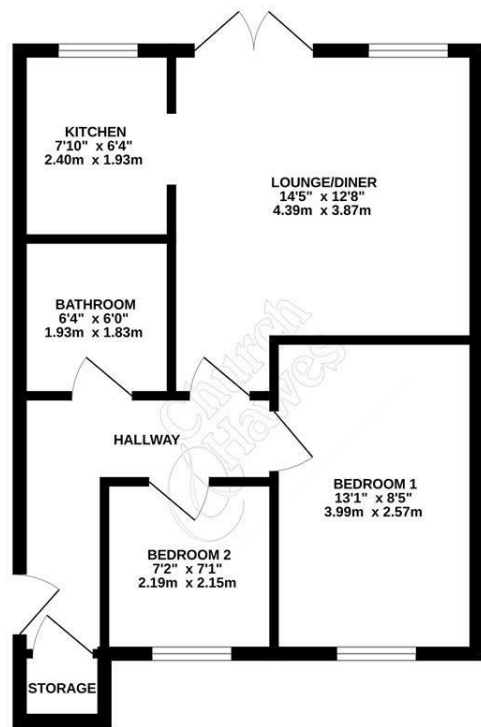
These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify 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.

1ST FLOOR
488 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA: 488 sq.ft. (45.4 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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