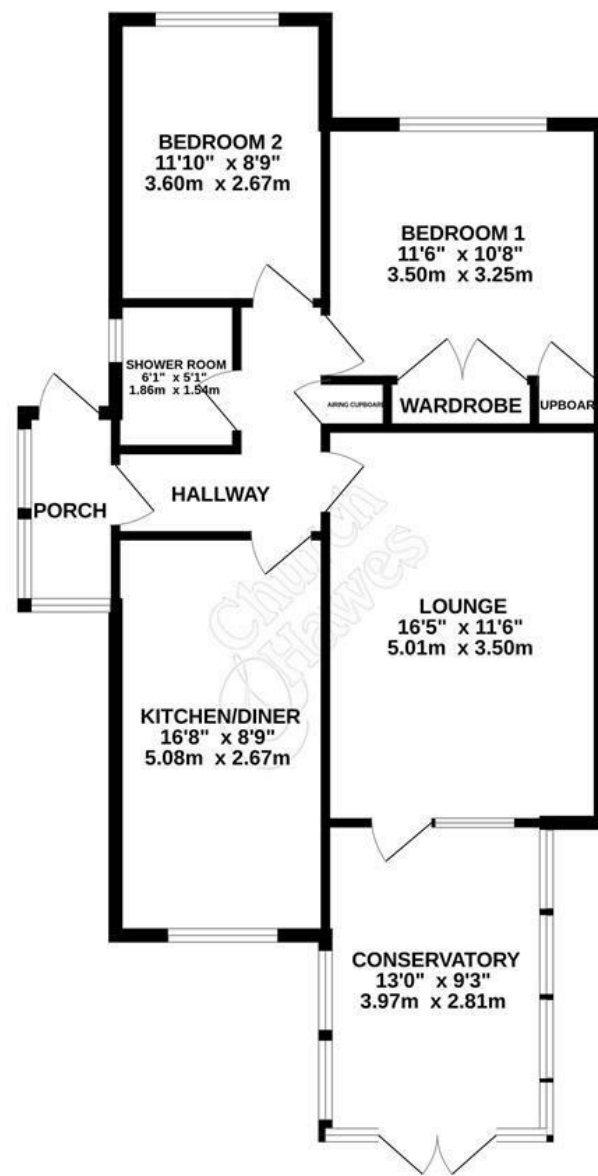
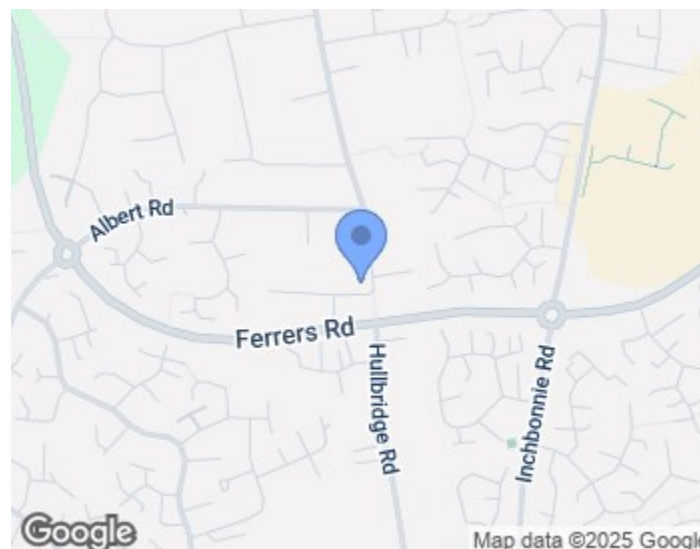


GROUND FLOOR  
819 sq.ft. (76.1 sq.m.) approx.



TOTAL FLOOR AREA : 819 sq.ft. (76.1 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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[www.churchandhawes.com](http://www.churchandhawes.com)

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# Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents



## 164 Hullbridge Road, South Woodham Ferrers, Essex CM3 5LN

Step inside this charming two-bedroom bungalow. The property features PVCu windows and doors throughout, an ash kitchen/diner, and a contemporary white shower room. The bedrooms are both doubles, while the lounge seamlessly connects to a conservatory that overlooks a substantial 84ft rear garden with established borders. Externally, the property benefits from a neat front garden, a 30ft driveway and a detached single garage. Additionally the property is being offered as a no chain transaction. Early viewing is highly recommended. Freehold Tenure - Council Tax Band: D - EPC Rating: C

£385,000



Accommodation

ENTRANCE HALL

BEDROOM 1 11'5" x 10'8" (3.48 x 3.25)

BEDROOM 2 11'10" x 8'10" (3.61 x 2.69)

BATHROOM

KITCHEN/DINER 16'8" x 8'9" (5.08 x 2.67)

LOUNGE 16'5" x 11'6" (5.00 x 3.51)

CONSERVATORY 13'0" x 8'0" (3.96 x 2.44)

Exterior

FRONT

REAR GARDEN 84'0" approx (25.60 approx)

DETACHED GARAGE

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 very well proportioned two-bedroom bungalow
- Lounge with direct access to the conservatory
- Good size kitchen/diner
- Brick Base Conservatory
- Two Double Bedroom
- Extensive Driveway & Frontage
- Detached Garage
- Unoverlooked 84ft west facing rear garden
- PVCu Double Glazing & Gas Central Heating
- Freehold Tenure - Council Tax Band: D - EPC Rating: C

