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Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



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

£375,000

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



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)

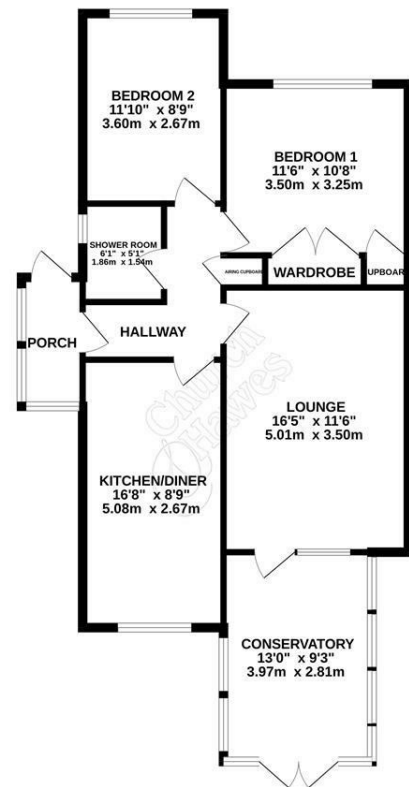
DETACHED GARAGE

AGENTS NOTE: 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 themselves 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.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there is no delay in agreeing a sale

REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

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 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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