

GROUND FLOOR  
1332 sq.ft. (123.7 sq.m.) approx.

1ST FLOOR  
606 sq.ft. (56.3 sq.m.) approx.

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# Church & Hawes

Est.1977

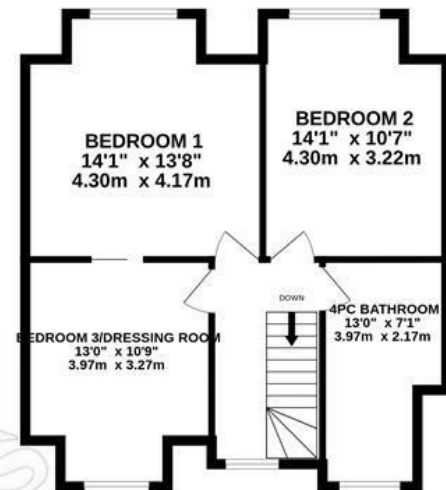
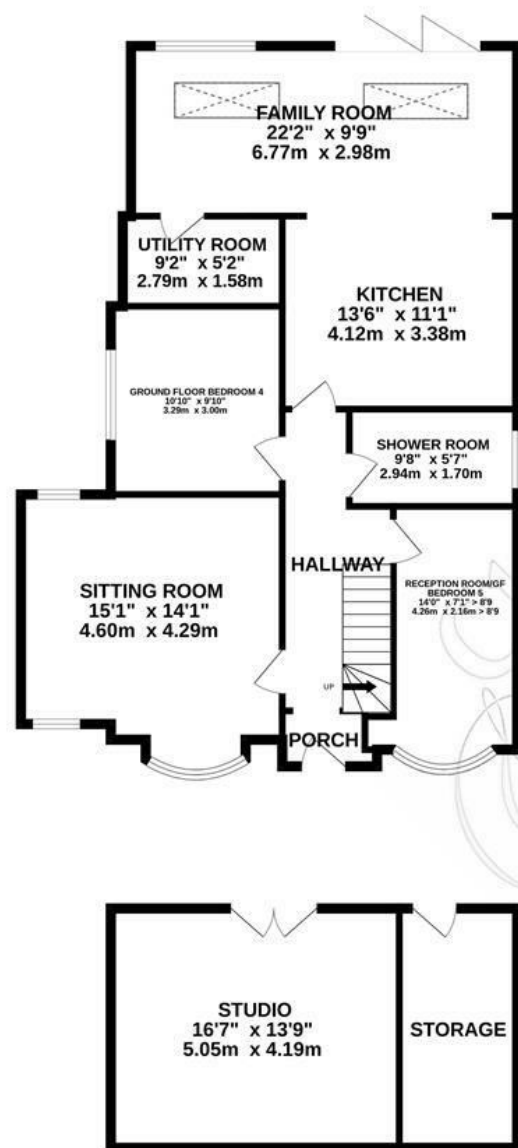
Estate Agents, Valuers, Letting & Management Agents



## Caterham Old Wickford Road, South Woodham Ferrers, CM3 5QS

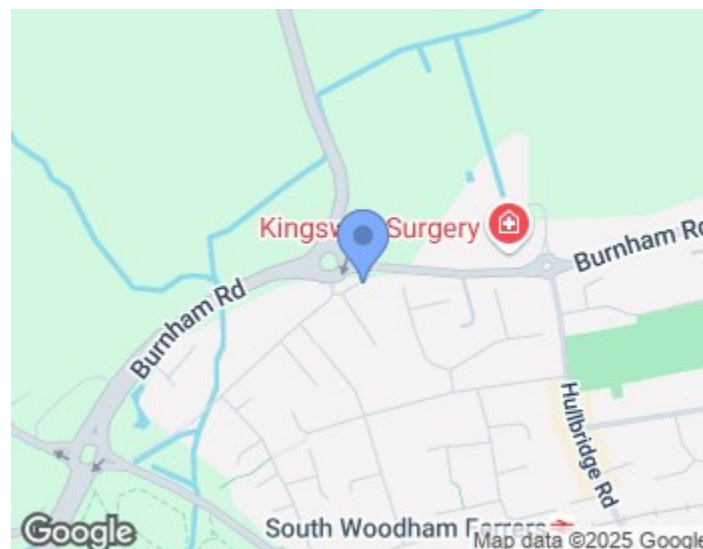
GUIDE PRICE: £600,000 - £625,000 - A stunning opportunity presents itself to the market in this remarkable, four bedroom detached chalet style house. This stylish home has been upgraded with meticulous attention to detail. From the cosy, country style lounge, the beautiful ground floor shower room and the simply extraordinary kitchen, with open plan 22ft family room. The exterior benefits from a 60ft southerly facing rear garden and garage/studio facilities, perfect for small business owners or creatives. There are numerous features to this property which needs to be seen and appointments are readily available for your private viewing. This is a truly one off property and we highly recommend contacting us to avoid disappointment. Tenure: Freehold - Council Tax Band: E - EPC Rating: B

Guide price £600,000



TOTAL FLOOR AREA: 1937 sq.ft. (180.0 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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Accommodation

GROUND FLOOR

Entrance Porch

Hallway 21'5 in depth (6.53m in depth)

Lounge: 15'1 x 14'1 (4.60m x 4.29m)

Kitchen: 13'6 x 11'1 (4.11m x 3.38m)

Family Room: 22'2 x 9'9 (6.76m x 2.97m)

Utility Room: 9'2 x 5'2 (2.79m x 1.57m)

Ground Floor Bedroom 4: 10'10 x 9'10 (3.30m x 3.00m)

Reception/Ground Floor Bedroom 5: 14' x 7'1 increasing to 8'9 (4.27m x 2.16m increasing to 2.67m)

Ground Floor Shower Room

FIRST FLOOR

Landing

Bedroom One: 14'1 x 13'8 (4.29m x 4.17m)

Bedroom Two: 14'1 x 10' (4.29m x 3.05m)

Bedroom Three/Dressing Room: 13' x 10'9 (3.96m x 3.28m)

4Pc Family Bathroom 13' x 7'1 (3.96m x 2.16m )

EXTERIOR

60ft Southerly Facing Garden

Summerhouse 10'11 x 10'5 (3.33m x 3.18m)

Studio/Garage: 22'9 x 13'9 (6.93m x 4.19m)

48ft Driveway extending to 40ft width

PROPERTY FEATURES:

Gas central heating - via Ideal Boiler  
2 x Zone underfloor heating in kitchen and family heating.  
Updated electrics.  
2 x Neff eye level ovens.  
Quooker mixer tap to kitchen island.  
Four piece bathroom and ground floor shower with remote control double shower cubicles.  
Dual sinks to four piece bathroom.

Studio/Garage seperated in two zones, one for storage, the other with a variety of kitchen cabinets, water supply and own power and light. With additional eave storage and skylight windows.  
Multiple off street parking to frontage via the 48ft driveway.  
Summerhouse benefits from power and light.  
Extensive, low maintenance decked areas.  
The vendors also advise that the extensive range of furniture throughout the property and the garden will be available to purchase separately.

Agents Note  
Money Laundering & Referrals

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.

- Stunning 4-bedroom detached chalet with potential for further bedrooms
- Stunning open plan kitchen and family room
- Adaptable ground floor accommodation, perfect for blended families
- Beautiful ground floor shower room with double shower
- Delightful first floor 4pc family bathroom
- Three double bedrooms to first floor
- Southerly facing 60ft rear garden
- Easy access to rail station, perfect for commuters
- The perfect family home
- Tenure: Freehold - Council Tax Band: E - EPC Rating: B

