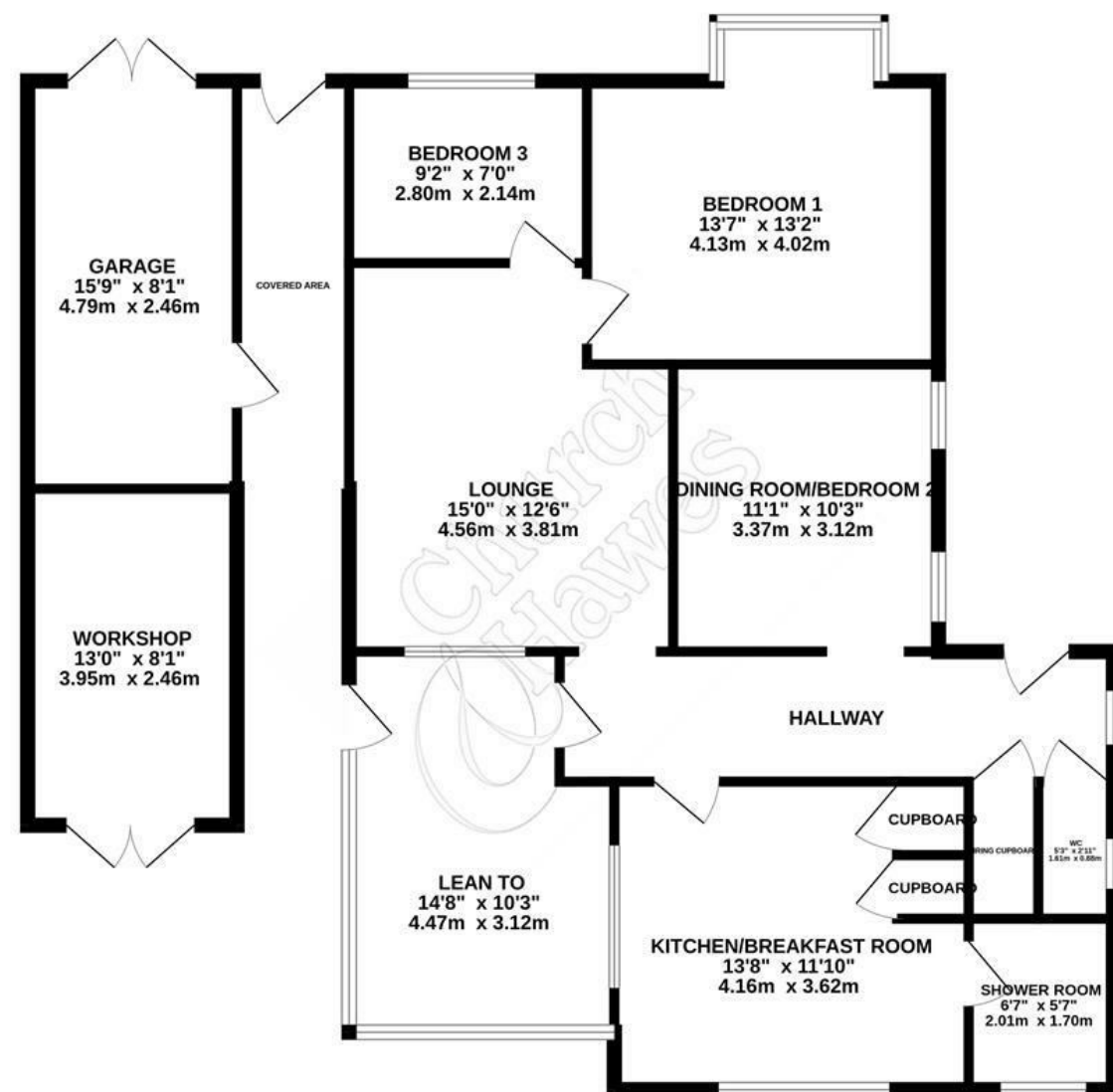
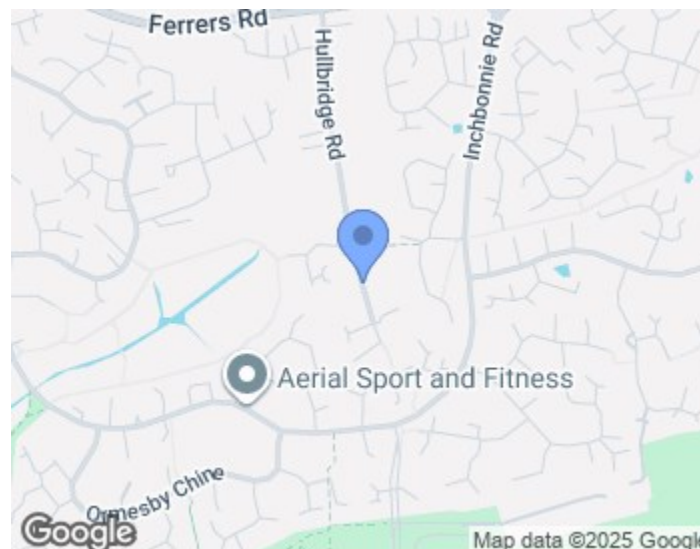


GROUND FLOOR
1288 sq.ft. (119.6 sq.m.) approx.



TOTAL FLOOR AREA: 1288 sq.ft. (119.6 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



236 Hullbridge Road, South Woodham Ferrers, CM3 5LW

This rare opportunity presents a substantial building plot with existing bungalow, offering exceptional potential for redevelopment or renovation. Set on an impressive plot measuring approximately 120ft x 55ft, this property provides considerable scope for the discerning developer or homeowner seeking a project with outstanding possibilities. The existing single-storey accommodation comprises of three bedrooms, including a spacious master bedroom, open-plan lounge, well-proportioned kitchen/breakfast room with space for appliances, lean-to area, and modern shower room. Additional features include a practical workshop and garage with covered area, providing excellent storage and parking facilities. The property benefits from a generous rear garden measuring 70ft in depth approx and is of a westerly aspect. The substantial plot size presents exciting opportunities for extension, complete redevelopment, or new build construction, subject to the usual planning consents. Tenure: Freehold - Council Tax Band: C - EPC Rating: To Follow.

Offers in excess of £390,000

Accommodation

Hallway

Lounge: 15'0" x 12'6" (4.56m x 3.81m)

Dining Room/Bedroom 2: 11'1" x 10'3" (3.37m x 3.12

Kitchen/Breakfast Room: 13'8" x 11'10" (4.16m x 3.

Lean To: 14'8" x 10'3" (4.47m x 3.12m)

Bedroom 1: 13'7" x 13'2" (4.13m x 4.02m)

Bedroom 3: 9'2" x 7'0" (2.80m x 2.14m)

Modern Shower Room

EXTERIOR

Workshop: 13'0" x 8'1"

Garage: 15'9" x 8'1"

Garden: 70ft depth

Agents Notes:
This property requires comprehensive renovation and modernisation. Viewing is essential to appreciate the full potential of this unique opportunity. All interested parties should satisfy themselves regarding planning possibilities through their own enquiries with the local planning authority

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.

- Exceptional development opportunity on substantial plot
- Existing three-bedroom bungalow requiring renovation
- Outbuildings including garage and workshop
- Plot dimensions: approximately 120ft x 55ft
- Quiet residential location
- 70ft rear garden
- Ideal for developers or those seeking a project
- Significant scope for extension or redevelopment (STPP)
- NO ONWARD CHAIN
- Tenure: Freehold - Council Tax Band: C - EPC Rating: To Follow.

