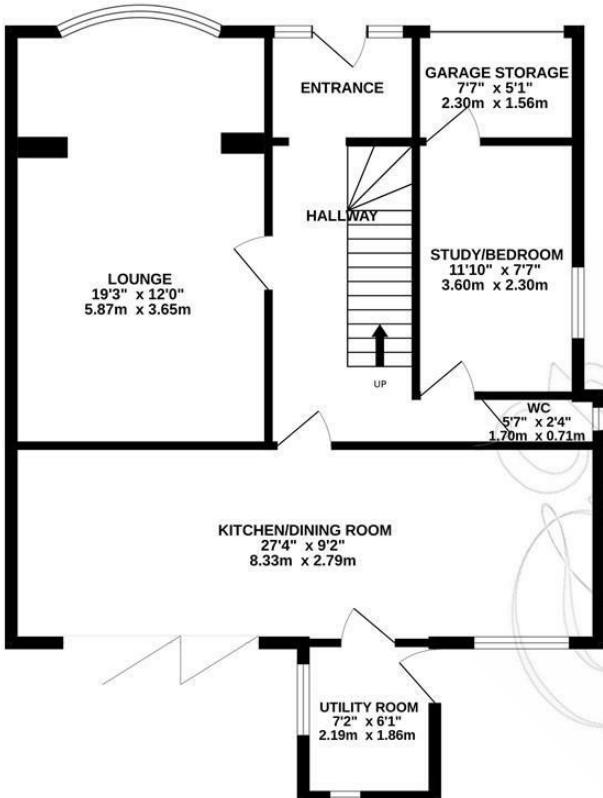
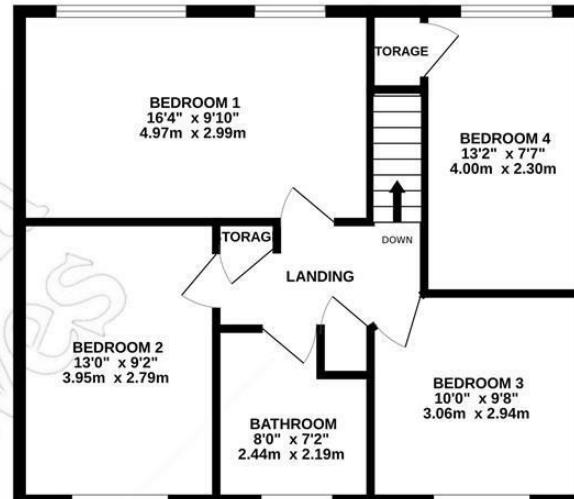


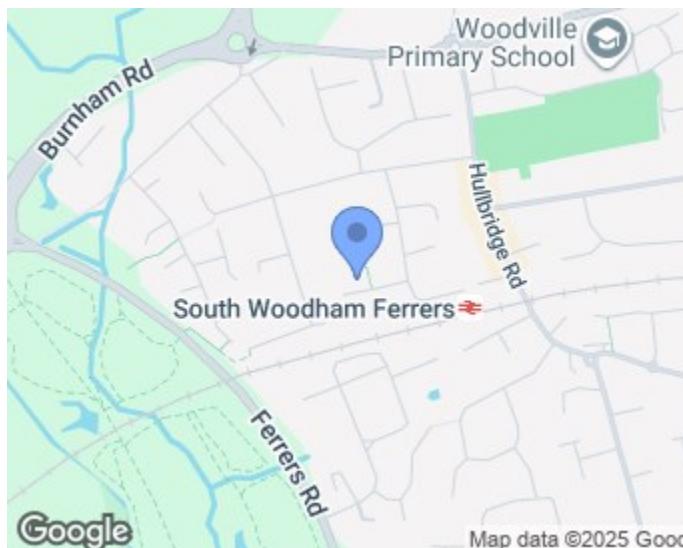
GROUND FLOOR  
804 sq.ft. (74.7 sq.m.) approx.



1ST FLOOR  
600 sq.ft. (55.8 sq.m.) approx.



TOTAL FLOOR AREA : 1405 sq.ft. (130.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the measurements, floor areas 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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## 36 Manor Road, South Woodham Ferrers, CM3 5PT

A four-bedroom detached house providing 1,405 square feet of accommodation across two floors. This property offers practical family living with a ground floor study that doubles as a fifth bedroom, making it suitable for families needing extra space or a home office. The kitchen and dining area are combined in one room measuring 27ft, while a separate lounge provides additional living space. The garden is manicured and easy to maintain. The house includes an integral garage storage, plus a utility room for laundry & additional appliances. Four bedrooms are located upstairs along with the main 4pc bathroom. A downstairs WC adds convenience. South Woodham Ferrers provides good rail connections to London Liverpool Street and Chelmsford, with local schools, shops and recreational facilities within the town. The house would work for families needing four or five bedrooms, those wanting a dedicated office space, or buyers seeking a practical layout with good parking. Tenure: Freehold - Council Tax Band: E - EPC Rating: D

Price £525,000

## Accommodation

### GROUND FLOOR

Lounge: 19'3" x 12'0" (5.87m x 3.66m)

Kitchen/Dining Room: 27'4" x 9'2" (8.33m x 2.79m)

Study/Bedroom: 11'10" x 7'7" (3.61m x 2.31m)

### Ground Floor WC

Utility Room: 7'2" x 6'1 (2.18m x 1.85m)

### Garage Storage

### FIRST FLOOR

Bedroom 1: 16'4" x 9'10" (4.98m x 3.00m)

Bedroom 2: 13'0" x 8'2" (3.96m x 2.49m)

Bedroom 3: 10'0" x 9'8" (3.05m x 2.95m)

Bedroom 4: 13'2" x 7'7" (4.01m x 2.31m)

4 pc Bathroom: 8'0" x 7'2" (2.44m x 2.18m)

### EXTERIOR

### Rear Garden

### Off Street Parking for 4 vehicles

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.

- Four-bedroom detached house with 1,405 square feet of accommodation across two floors
- Ground floor study doubles as fifth bedroom ideal for home office or additional sleeping space
- Spacious 27ft kitchen and dining area
- Manicured garden perfect for enjoying sunshine
- Integral garage storage plus utility room for laundry and additional appliances
- Four-piece bathroom upstairs with convenient downstairs WC for busy family life
- Separate lounge provides additional living space away from kitchen dining area
- Excellent transport links
- Stones throw from South Woodham train station
- Tenure: Freehold - Council Tax Band: E - EPC Rating: D

