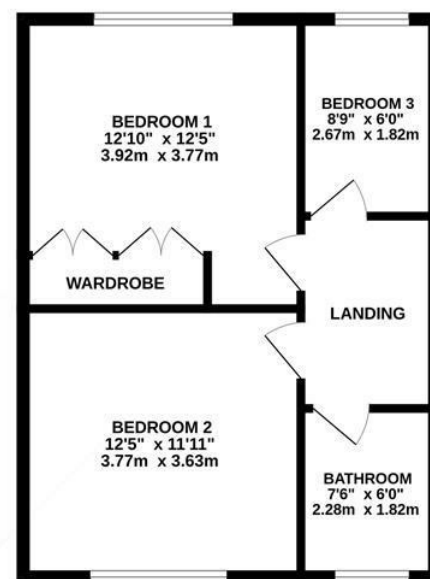
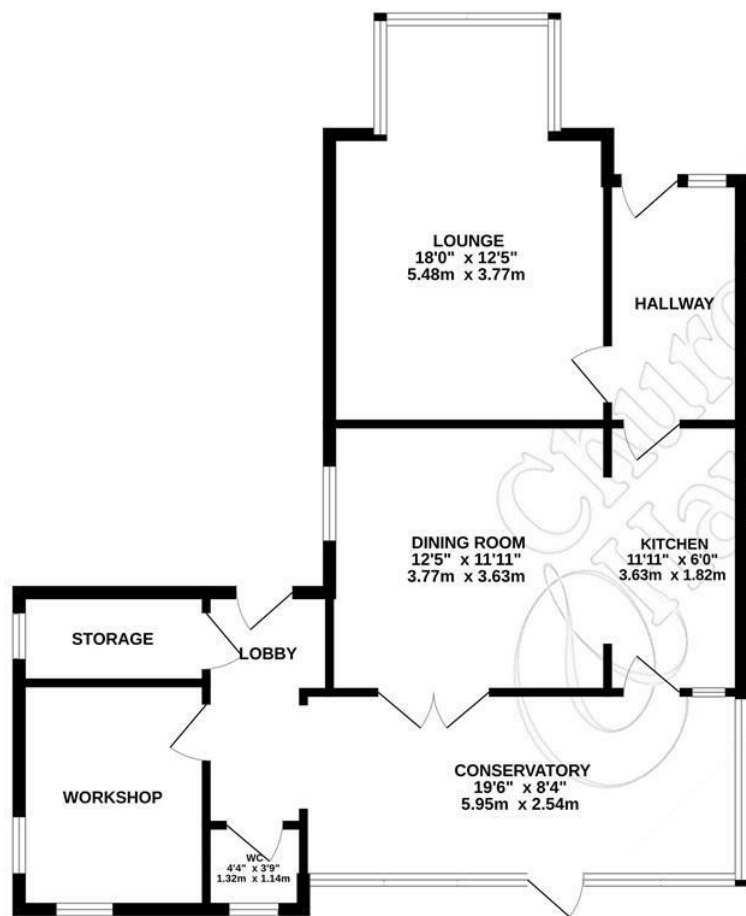


GROUND FLOOR  
828 sq.ft. (76.9 sq.m.) approx.

1ST FLOOR  
455 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA : 1282 sq.ft. (119.1 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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# Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents



## 68 Hullbridge Road, South Woodham Ferrers, CM3 5LJ

FOR SALE BY INFORMAL TENDER (interest to be received in writing by 15th November)

GUIDE PRICE £350,000

Nestled on Hullbridge Road in South Woodham Ferrers, this delightful house offers a wonderful opportunity for those seeking a comfortable family home. The property boasts an impressive overall plot size of 160 feet in depth and 45 feet in width, providing ample outdoor space.

As you approach the house, you will be greeted by a welcoming façade that hints at the warmth and character found within. The interior has spacious rooms and allows for renovation to put your own stamp on. Natural light floods through the windows, creating a bright and inviting atmosphere throughout the home.

The generous garden space is a standout feature, measuring 60ft x 45ft. With such a substantial plot, there is also potential for further landscaping or even extensions, subject to the necessary planning permissions. Freehold. EPC G. C/TAX: D.

**Guide price £350,000**





Accommodation

**GROUND FLOOR**

Hallway

Lounge: 18' x 12'5 (5.49m x 3.78m)

Dining Room: 12'5 x 11'11 (3.78m x 3.63m)

Kitchen: 11'11 x 6' (3.63m x 1.83m)

Conservatory: 19'6 x 8'4 (5.94m x 2.54m)

Ground Floor WC

Workshop: 10' x 8'4 (3.05m x 2.54m)

Storage: 8'4 x 4' (2.54m x 1.22m)

**FIRST FLOOR**

Bedroom One: 12'11 x 12'5 (3.94m x 3.78m)

Bedroom Two: 12'5 x 11'11 (3.78m x 3.63m)

Bedroom Three: 8'9 x 6' (2.67m x 1.83m)

Bathroom

**EXTERIOR**

Rear Garden: 60' x 45' (18.29m x 13.72m)

Frontage: 87' in depth (26.52m in depth)

Overall Plot: 160' x 45' (48.77m x 13.72m)

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.

**INFORMAL TENDER FORM**

SEND TO: CHURCH & HAWES ESTATE AGENTS, 19 REEVES WAY, SOUTH WOODHAM FERRERS, ESSEX CM3 5XF

ALL OFFERS MUST BE SUBMITTED IN WRITING ON THIS FORM IN A SEALED ENVELOPE MARKED INFORMAL TENDER FOR ‘‘68 HULLBRIDGE RD’’, CHURCH & HAWES ESTATE AGENTS, 19 REEVES WAY, SOUTH WOODHAM FERRERS, ESSEX CM3 5XF. TO BE RECEIVED NO LATER THAN:

FULL NAME.....

FULL ADDRESS.....

TELEPHONE NUMBER (HOME) .....

TELEPHONE NUMBER (BUSINESS) .....

TELEPHONE NUMBER (MOBILE) .....

SOLICITORS.....

OFFER.....

FINANCIAL STATUS

Mortgage: Yes/No Amount Required: £.....

Deposit: £.....

Cash Purchase: Yes/No Availability of Funds:

Cash from proceeds of sale: Yes/No

Subject to Planning: Yes/No

YOUR POSITION

House to sell: Yes/No Sold subject to contract: Yes/No

E s t a t e A g e n t Dealing.....Telephone No.....

Nothing to sell: Yes/No

Investment purchase: Yes/No

Acting as the vendor’s agent, Church & Hawes Estate Agents will notify all parties of the outcome at the earliest opportunity.

Mark envelope: 68 Hullbridge Rd, Church & Hawes, 19 Reeves Way, South Woodham Ferrers, Essex CM3 5XF

- Historic charm, substantial home
- Large 60ft x 45ft garden
- Two spacious reception rooms
- Substantial plot with potential
- Easy access to train station
- Walking distance to town centre
- Character & Charm
- Ideal for renovation projects
- Freehold. EPC G. C/TAX: D.
- FOR SALE BY INFORMAL TENDER WITH WRITTEN OFFERS TO BE SUBMITTED BY 15TH NOVEMBER 25

