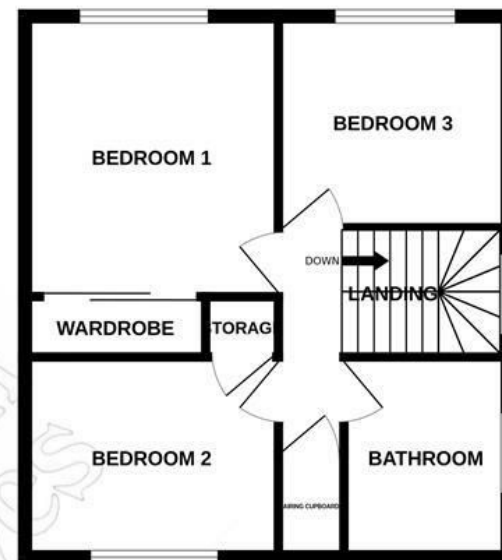
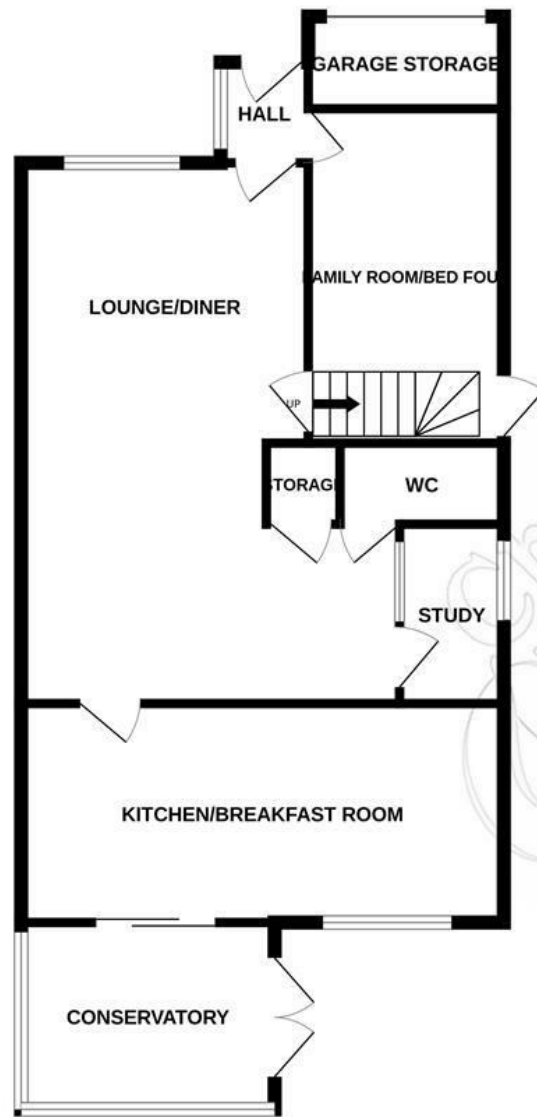


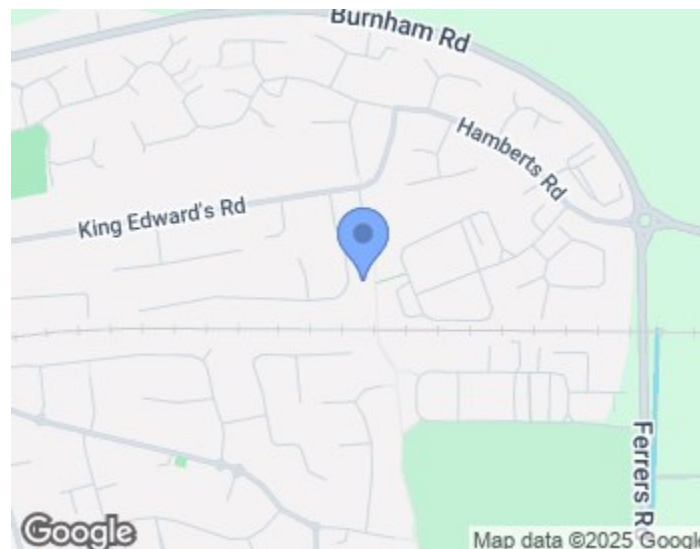
GROUND FLOOR  
776 sq.ft. (72.1 sq.m.) approx.

1ST FLOOR  
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA : 1087sq.ft. (101.0 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.  
Made with Metropix 5/2025



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# Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents



## 35 East Bridge Road, South Woodham Ferrers, Essex CM3 5SB

This beautifully presented three-bedroom extended family home is truly exceptional. The current owners have lovingly maintained and enhanced the property throughout their residency, making it one of the finest homes we've brought to market. Offering an impressive 1087 square feet, this generous residence provides ample space for a growing family. Highlights include a substantial 22ft lounge/diner, an expansive 19ft kitchen/breakfast room, plus a dedicated study, conservatory, ground floor WC and an additional family room/bedroom four – delivering versatile living accommodation with room to spare. Tenure: Freehold - Council Tax Band: D - EPC Rating: C

£415,000



Accommodation

GROUND FLOOR

Entrance Hall

Lounge/Diner: 22'5 x 15'9 max (6.83m x 4.80m max)

Kitchen/Breakfast Room: 19'9 x 9'1 (6.02m x 2.77m)

Study: 7'5 x 4'4 (2.26m x 1.32m)

Family Room/Poss. Bedroom Four: 12' x 8' (3.66m x 2.44m)

Ground Floor WC

Conservatory: 10'5 x 7'9 (3.18m x 2.36m)

FIRST FLOOR

Landing:

Bedroom One: 11'8 x 10'8 plus wardrobes (3.56m x 3.25m plus wardrobes)

Bedroom Two: 10'8 x 8'4 (3.25m x 2.54m)

Bedroom Three: 9'5 x 8'9 (2.87m x 2.67m)

Family Bathroom

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.

- Beautifully presented
- Three bedroom extended family home
- Lovingly maintained and enhanced
- Impressive 1087 square feet
- Substantial 22ft lounge/diner
- Expansive 19ft kitchen/breakfast room
- Dedicated study & family room
- Three double bedrooms
- Ground floor WC
- Tenure: Freehold - Council Tax Band: D - EPC Rating: C

