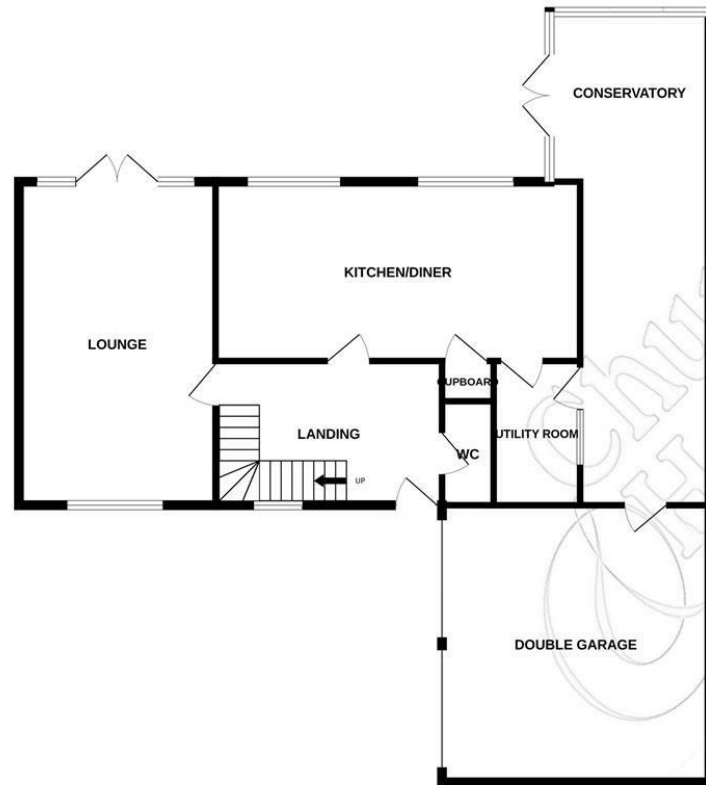
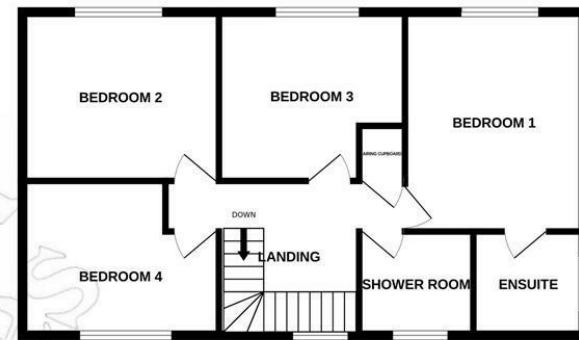


GROUND FLOOR



1ST FLOOR



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 ©2023



## 70 Broughton Road, South Woodham Ferrers, CM3 5YX

Situated in what is considered one of the most desirable roads in South Woodham Ferrers, Church & Hawes are delighted to present to the market this stunning FOUR BEDROOM, DETACHED family home. The property is located within a short walking distance of Compass Gardens, offers easy access to the town centre and is perfectly situated for local primary and secondary schools. The front benefits from AMPLE, secure parking leading up to the attached DOUBLE GARAGE. Internally, the property has been tastefully upgraded and decorated to a wonderful standard. Rooms flow beautifully offering adaptable family friendly accommodation including a 22' kitchen/diner, 30ft conservatory and 19' lounge. The shower room has recently been upgraded and the property is fully double glazed.

Tenure: Freehold - Council Tax Band: F - EPC Band: D

£600,000





## Accommodation

### Ground Floor

Hallway 13'8 x 8'8 (4.17m x 2.64m)

### Ground Floor WC

Lounge: 19'6 x 11'10 (5.94m x 3.61m)

Kitchen/Diner: 22' x 10'10 (6.71m x 3.30m)

Utility Room: 7'11 x 5'3 (2.41m x 1.60m)

Conservatory: 29'9 x 9'8 max (9.07m x 2.95m max)

### First Floor

#### Landing

Bedroom One: 13'1 (3.99m )

Three Piece Ensuite Shower Room

Bedroom Two: 11' x 10'2 (3.35m x 3.10m)

Bedroom Three: 10'11 x 10'2 (3.33m x 3.10m)

Bedroom Four: 11'11 x 9'2 (3.63m x 2.79m)

Newly Installed Three Piece Shower Room

#### Exterior

Double Garage: 16'8 x 16'3 (5.08m x 4.95m)

#### Rear Garden

#### Agents Note:

The housing market in South Woodham Ferrers is an attractive option for those looking to purchase a home. Located on the River Crouch, this charming town offers a variety of amenities and attractions that make it an ideal place to live. With its close proximity to London, there are plenty of job opportunities available as well as easy access to public transportation links. The housing market in South Woodham Ferrers is diverse with properties ranging from quaint cottages and traditional terraced houses through modern apartments and luxury homes; there's something for everyone here!

Property prices have been steadily rising over the past few years due mainly to demand outstripping

supply; however, they remain relatively affordable compared with other areas within Essex or East Anglia.

Overall, South Woodham Ferrers provides prospective homeowners with great value for money when it comes to purchasing property in this area – whether you're looking for your first home or wanting somewhere more luxurious! With its excellent transport links into London coupled with all of the local amenities on offer nearby - not forgetting some stunning scenery along riverbank walks - living here could be just what you need if you're searching for your perfect new abode!

We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order, nor have we made any of the relevant enquires with the local authorities pertaining to planning permission and building regulations. The buyer is advised to obtain verification from their solicitor or Surveyor.

VIEWING - By appointment with the Vendor's Agents CHURCH & HAWES 01245 329429  
WE ARE OPEN - Monday to Friday 9am-6pm - Saturday 9am-5pm.

- Four bedroom detached house
- Situated in what is considered one of the most desirable roads in South Woodham Ferrers
- Short walking distance of Compass Gardens
- Ample secure parking leading up to the attached double garage
- 22' Kitchen/diner
- 30ft Conservatory
- Easy access to the town centre
- Perfectly situated for local primary and secondary schools
- Viewing highly recommended
- Tenure: Freehold - Council Tax Band: F - EPC Band: D

