www.churchandhawes.com
19 Reeves Way, South Woodham Ferrers,
Essex, CM3 5XF
Tel: 01245 329429
swf@churchandhawes.com

Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents

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.
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78 Hamberts Road, South Woodham Ferrers, CM3 5TZ

Conveniently situated for the local rail station, shops and catchment of Woodville primary school, This extended 4 bedroom detached family home occupies a pleasant mews court location with parking for 3 cars and a garage, the accommodation includes 3 double and a large single bedroom, family bathroom with 4 piece white suite, ground floor cloaks, fitted kitchen with high gloss white units, study and large lounge diner overlooking and enjoying the secluded South Westerly facing rear garden. Additional features include PVCu windows and gas heating. Tenure Freehold. EPC: D. Council Tax Band: D.

Price £465,000

Church Hawes Countryside
COVERING MID ESSEX TO THE EAST COAST SINCE 1977
The Property Ombudsman

FIRST FLOOR

LANDING
Coved cornice to smooth plaster ceiling, airing cupboard, access to loft space via ladder, doors to:

BEDROOM 1 13'7" x 11'2" (4.14m x 3.40m)
PVCu sealed unit double glazed windows to front and side, coved cornice to smooth plaster ceiling, radiator, fitted mirror fronted wardrobes.

BEDROOM 2 11'1" x 10'2" (3.38m x 3.10m)
PVCu sealed unit double glazed windows to front and side, coved cornice to smooth plaster ceiling, radiator.

BEDROOM 3 13'4" x 8' (4.06m x 2.44m)
PVCu sealed unit double glazed window to side, coved cornice to smooth plaster ceiling, radiator, double built-in wardrobes.

BEDROOM 4 10'1" x 8'9" (3.07m x 2.67m)
Two PVCu sealed unit double glazed windows to front, coved cornice to smooth plaster ceiling, radiator, dimmer switch.

BATHROOM
Obscure PVCu sealed unit double glazed window to front, smooth plaster ceiling, chrome heated ladder towel rail, white low level w.c., pedestal wash hand basin, panel enclosed bath, corner shower cubicle, tiled to visible walls, shaver point.

GROUND FLOOR
Composite entrance door, two obscure glazed PVCu sealed unit double glazed side lights to: -

HALL
Obscure PVCu sealed unit double glazed window to rear, coved cornice to smooth plaster ceiling, understair cupboard, radiator, laminate floor, doors to:

CLOAKROOM
Obscure PVCu sealed unit double glazed window, textured ceiling, radiator, cream low level w.c. and vanity wash hand basin.

KITCHEN 11' x 10'2" (3.35m x 3.10m)
PVCu sealed unit double glazed window to front and half obscure PVCu sealed unit double glazed door to rear, coved cornice to smooth plaster ceiling, tiled visible floor, underfloor heating, white high gloss kitchen comprising single drainer one and a half bowl sink unit with mixer tap inset work surface with cupboard and storage space under, plumbing for a washing machine and integrated dishwasher, base units, further work surface, corner return with cupboard under, twelve wall cupboards, tiled splashbacks.

STUDY 10' x 7'6" (3.05m x 2.29m)
PVCu sealed unit double glazed window to side, textured ceiling, radiator.

LOUNGE DINER 21'8"<25'10" x 12'1" (6.60m<7.87m x 3.68m)
PVCu sealed unit double glazed window to front and two windows to side, PVCu sealed unit double glazed sliding patio door to rear garden, smooth plaster ceiling, two radiators, feature fireplace, laminate floor, dimmer switch, TV point.

EXTERIOR

FRONT
Own driveway and parking for three cars, side access to rear.

GARAGE
Up and over door, half glazed door to garden, light and power, eaves storage space.

REAR
Secluded South Westerly facing. Block paved patio to lawn with flowers and shrubs in borders.

Agents Note
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.

- 4 BEDROOMS
- WHITE BATHROOM SUITE
- LARGE LOUNGE DINER
- STUDY
- HIGH GLOSS WHITE KITCHEN
- PVCu GLAZING & GAS HEATING
- GARAGE & DRIVEWAY PARKING
- CONVENIENT LOCATION FOR SCHOOLS SHOPS & RAIL STATION
- FREEHOLD. EPC TBA. C/TAX D
- MUST BE SEEN

COVERING MID ESSEX TO THE EAST COAST SINCE 1977