

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



104 Culver Rise, South Woodham Ferrers, CM3 5WG

Price £340,000

Beautifully presented two bedroom semi detached house conveniently situated within close walking distance to the town centre, Clements Creek & Compass gardens. This particular home benefits from having a modern fitted kitchen, refitted shower room, lounge with adjoining conservatory, PVCu double glazed windows and doors plus gas fired central heating (boiler installed 2023). Externally the home offers a good size secluded rear garden with private decking area. plus garage and driveway parking for two vehicles. Tenure: Freehold - Council tax band: C - EPC rating: D



GROUND FLOOR

PVCu double glazed door into: -

ENTRANCE HALL

Stairs to first floor with cupboard under, laminate floor, radiator, archway to: -

KITCHEN 11'3" x 5'10" (3.43m x 1.78m)

Dual aspect room with PVCu double glazed windows to front and side elevations, Dove grey high gloss eye and base level units, laminate work surface with laminate splashbacks, stainless steel single drainer sink unit with mixer tap, integrated oven and hob with extractor hood over, integrated washing machine, fridge and freezer, concealed gas central heating boiler installed 2023, coved cornice to smooth ceiling with inset spotlights, laminate floor.

LOUNGE 13'4" x 11'10" (4.06m x 3.61m)

Radiator, feature fireplace with raised hearth, coved cornice to smooth ceiling with inset spotlights, double width opening to: -

CONSERVATORY 10' x 10' (3.05m x 3.05m)

Brick built dwarf walls, PVCu double glazed windows to three elevations, PVCu double glazed French style doors, radiator, laminate floor.

FIRST FLOOR

LANDING

Access to loft.

BEDROOM ONE 9' x 9'9" (2.74m x 2.97m)

PVCu double glazed window to rear, range of fitted wardrobes to one wall comprising three double wardrobes, coved cornice to ceiling, radiator.

BEDROOM TWO 8'8" x 9'2" (2.64m x 2.79m)

PVCu double glazed Oriel bay window to front, built-in double wardrobe also built-in airing cupboard housing hot water cylinder, radiator, coved cornice to ceiling.

SHOWER ROOM

PVCu obscure double glazed window to side, modern shower room comprising 1100mil shower unit with glazed screen doors, wash hand basin with cupboard under, back to wall w.c., tiled to walls.

EXTERIOR

REAR GARDEN 30' x 30' plus side deck (9.14m x 9.14m plus side deck)

Secluded rear garden, mainly laid to lawn with private side deck. Established shrub and flower borders, courtesy door to garage, gate providing access to double driveway.

GARAGE

Up and over door, light and power.

FRONT

Double width brick block drive., lawn, shrub and flower beds.

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.

Some photographs may have been digitally enhanced using AI for illustrative purposes. These images are intended to help prospective purchasers visualise the property and should not be relied upon as an exact representation of its current appearance or condition. No structural alterations are intended to be depicted. Purchasers should satisfy themselves as to the property's condition and features during their viewing.

MONEY LAUNDERING REGULATIONS (AML) and FINANCIAL SANCTION REGULATIONS:

In accordance with UK Anti-Money Laundering regulations, Church & Hawes are legally required to verify the identity of all purchasers before a property transaction can proceed. Church & Hawes use an online digital identification verification and compliance platform to carry out these important checks on our/your behalf.

A verification fee payable in advance of £40 per person (including VAT) will apply.

These checks must be completed and successfully verified before we are able to progress with the purchase.

Buyers will also be required to complete an Anti Money Laundering Source/Proof of Funds & Buyer Story Questionnaire

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.

