Main Road, Woodham Ferrers, Essex CM3 8RN

£550,000

Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents

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Guide Price £550,000 - £600,000. Set within a generous plot of over a QUARTER OF AN ACRE, this established detached home presents a rare and exciting opportunity for buyers seeking a project with significant potential.

Requiring extensive modernisation throughout, the property offers superb scope for extension and improvement, allowing purchasers to create a bespoke family home tailored to their exact needs (subject to relevant permissions).

Enjoying a desirable non-estate position and conveniently located for everyday essentials. A primary school is situated within the village, making it ideal for families, while a range of supermarkets, amenities, and a train station are all just a five-minute drive away in South Woodham Ferrers.

Offered to the market with no onward chain, this is an ideal prospect for those looking to take on a rewarding renovation project in a well-connected location.

This property is being sold by Informal Tender.
Viewings & Informal Tender Guidelines:
Viewing dates are as follows: 16th May, 23rd May, 30th May. Please call 01245 225853 to book your viewing appointment. All offers are to be submitted in writing by email to danbury@churchandhawes.com no later than 12 noon, 1st June 2026. This is the closing date. Please note it is our clients intention to accept an offer on 1st June, however, they are not obliged to do so.

EXTERIOR

Located in a non-estate position and set on a plot of just over quarter of an acre. The property is set back from the road and the rear garden length is approx. 54 metres (177'). There is a brick garage, 18'7>13'2 x 9'8, with attached brick store shed behind.

APPROXIMATE ROOM SIZES

FIRST FLOOR

Bedroom 14'9 x 10'2 (4.50m x 3.10m)

Bedroom 13'7 x 10' (4.14m x 3.05m)

Bedroom 14'9 x 10'2 (4.50m x 3.10m)

Bathroom

GROUND FLOOR

Entrance Porch

Entrance Hall

Lounge 15'9 x 11'8 (4.80m x 3.56m)

Dining Room 11'8 x 10'2 (3.56m x 3.10m)

Kitchen 12'8 x 10'2 (3.86m x 3.10m)

Notes:

The property requires modernisation and also lends itself to re-development. From our experience there is the potential to substantially extend or convert the existing dwelling. This is of course is subject to gaining the required planning consent from the local authority. Any person wishing to carry out building works of this nature should make their own enquiries of Chelmsford City Council om 01245 606606.

Services

All services except gas. There is no gas in the village.

Agents Notes, 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.

APPROX INTERNAL FLOOR AREA
MAIN HOUSE 106 SQ M 1142 SQ FT
OUTBUILDING 27 SQ M 295 SQ FT
TOTAL 133 SQ M 1437 SQ FT

This plan is for layout guidance only and is
NOT TO SCALE
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.
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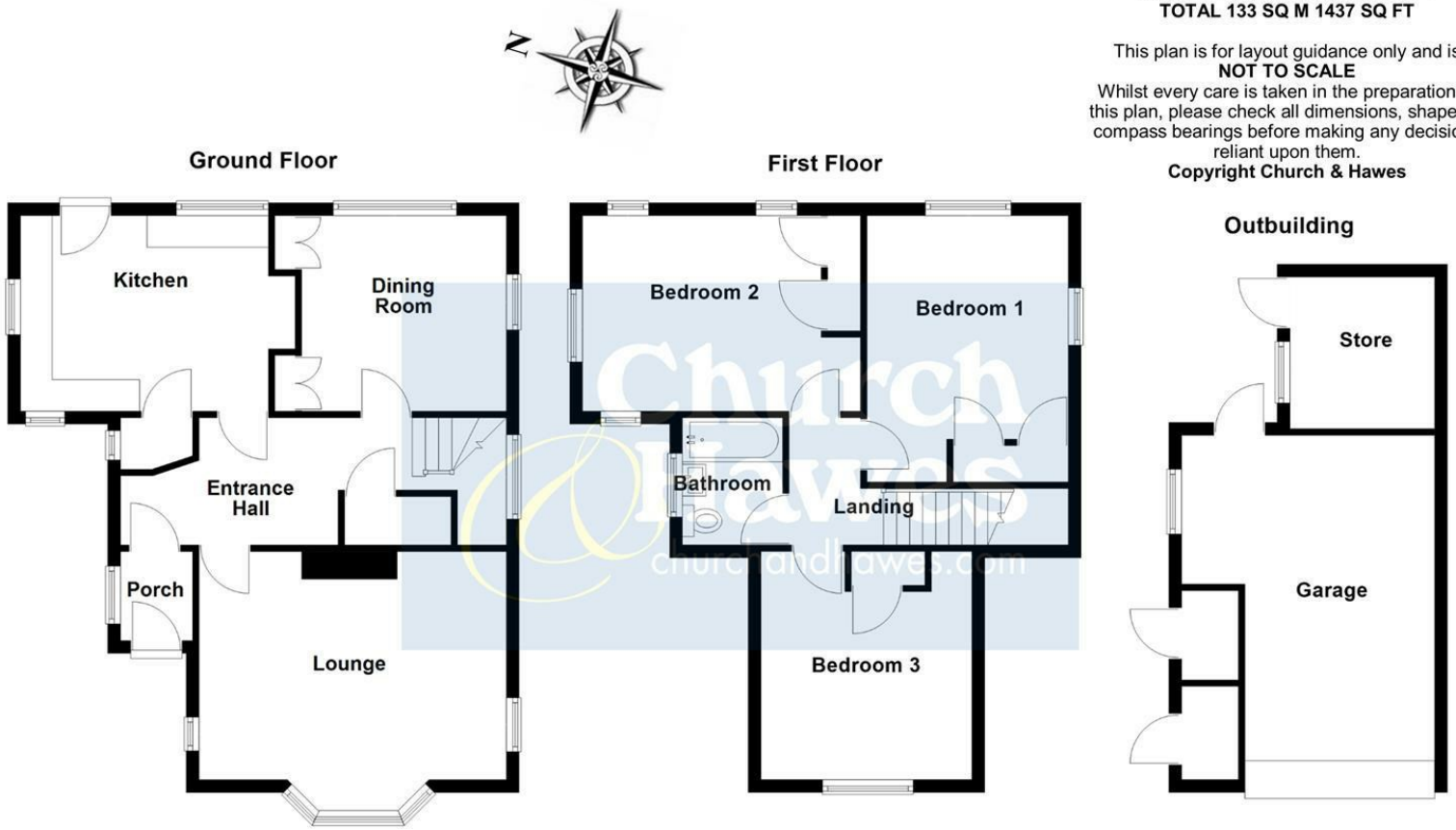
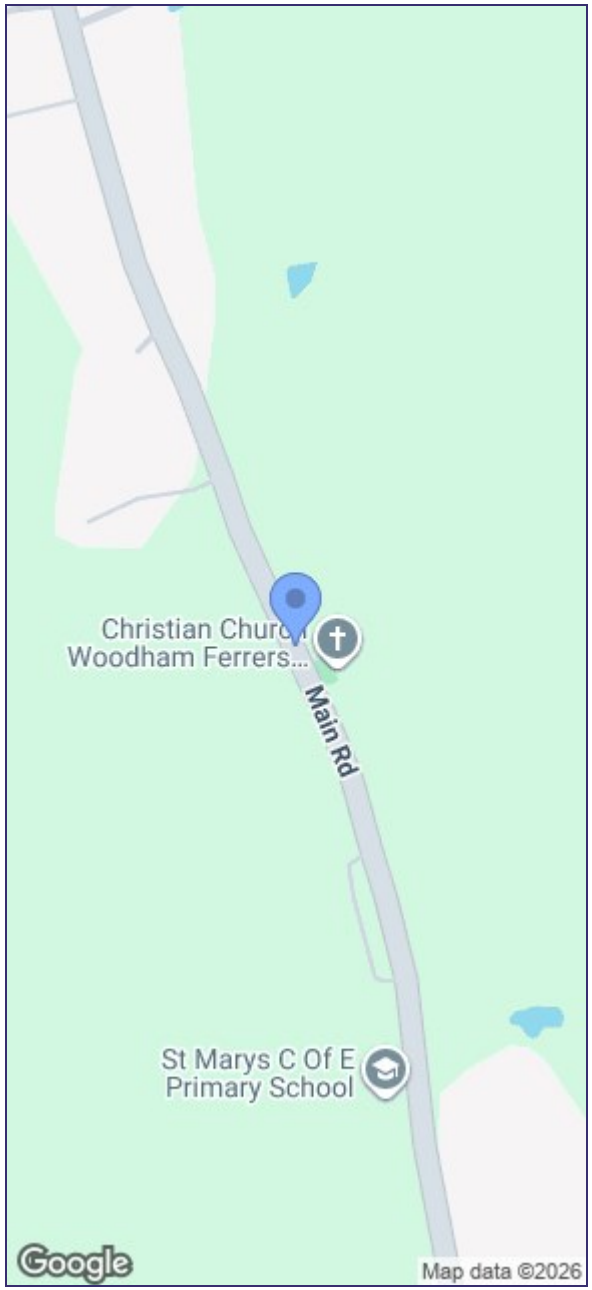
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