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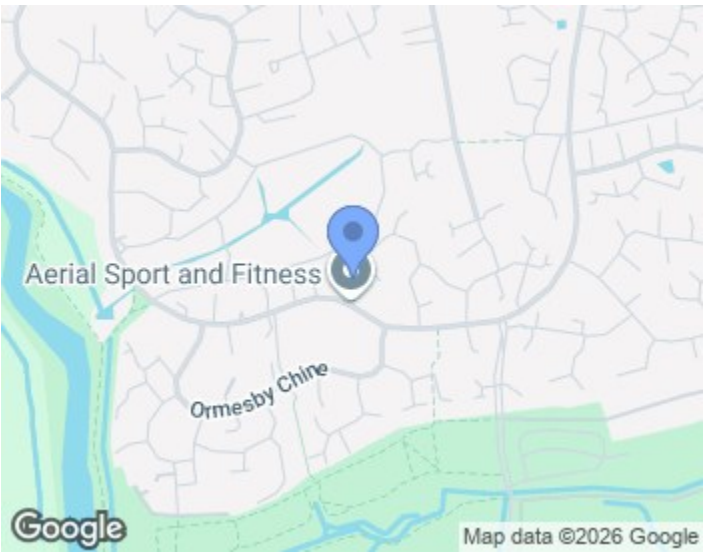
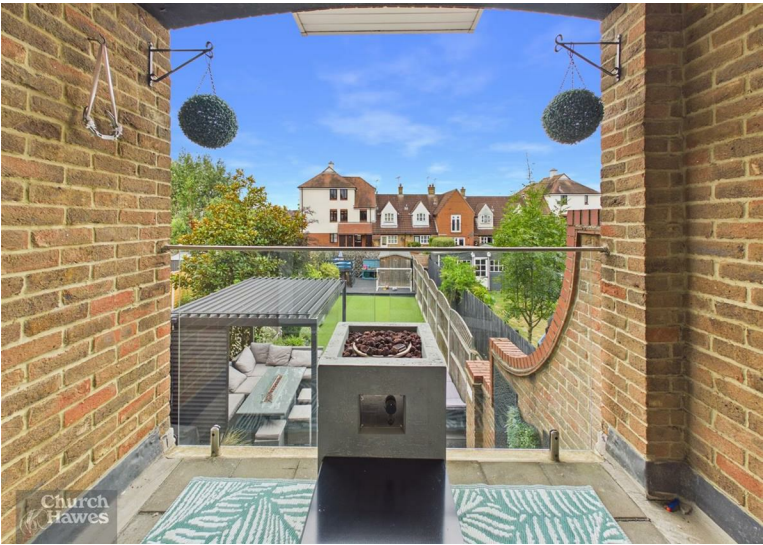
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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56 Drywoods, South Woodham Ferrers, ESSEX CM3 5ZG

This impressive five bedroom home offers a fantastic blend of contemporary style, space and versatile family living across three floors. Upon entering, you are welcomed by a spacious hallway with access to a convenient downstairs W/C and, at the heart of the home, a stylish kitchen/diner. Featuring elegant bi-fold doors opening directly onto the rear garden, this impressive space is perfect for entertaining. The first floor provides a fantastic additional living space with a generous lounge, alongside the impressive master bedroom. The master suite is a real highlight, boasting a private balcony overlooking the rear garden and a luxurious four-piece en-suite the perfect retreat to relax and unwind. Moving to the second floor, you'll find three further well-proportioned bedrooms, one benefiting from its own en-suite, as well as a modern family bathroom. With excellent accommodation spread across three floors, this home offers plenty of space and flexibility for a growing family, working from home or hosting guests. Freehold - EPC: C - Council tax band: E

Guide price £475,000



Ground floor

Hallway

Smooth plaster and coved ceiling, radiator, LVT flooring, built in storage cupboard, stairs rise to first floor with cupboards under, doors to:

Ground Floor Cloakroom

Smooth plaster ceiling, chrome heated ladder towel rail, white suite comprising vanity wash hand basin with tiled splash back, low level w.c, LVT flooring.

Kitchen/Diner 15'7" x 18'9" (4.75 x 5.74)

Full width tinted sealed unit double glazed sliding bifold doors open out on to the 'Al-fresco' dining deck, smooth plaster ceiling, LED lighting, designer radiator, LVT flooring, LUXURY fitted high glass Cashmere kitchen units with contrasting work surfaces comprising, single drainer one and a half bowl sink unit with mixer tap and plate spray inset to work surface, rose gold splash, with cupboards under, adjacent work surface with cupboards under integrated dish washer and space and plumbing for washing machine, further work surface with inset ceramic induction hob, rose gold splash back, black glass extractor fan over, pan drawers, cupboard and wine cooler under, floor to ceiling unit houses 'Neff' hide and slide oven and microwave combination oven, cupboards above and below, American fridge freezer unit with cupboard over and slide out can racking with rose gold trim adjacent, 8 wall cupboards, matching worksurface upstands, large island with cupboards under and reverse 4 seater breakfast bar, TV point.

First floor

Landing

Smooth plaster and coved ceiling, stairs rise to second floor, doors to:

Lounge 13'8" x 12'2" (4.17 x 3.71)

PVCu sealed unit double glazed French doors and side lights to balconette, smooth plaster and coved ceiling, radiator, media wall with inset feature real flame electric fire, TV space and point, display shelving and cupboards.

Bedroom One 16'11" x 8'9" (5.18 x 2.67)

PVCu sealed unit double glazed French doors and side lights to balcony, smooth plaster and coved ceiling, radiator, door to:

En- Suite 11'8" x 4'8" (3.58m x 1.44)

PVCu sealed unit double glazed window to rear, smooth plaster and coved ceiling, rose gold chrome heated ladder towel rail, white suite comprising, his and hers vanity wash hand basin, low level WC, walk shower with glazed screen and rain drop power shower, tiled to shower and tiled splash backs, Amtico flooring.

Second floor

Landing

Smooth plaster and coved ceiling, access to loft space, airing cupboard, storage cupboard, doors to:

Bedroom Two 12'2" x 8'11" (3.71 x 2.74)

PVCu sealed unit double glazed French doors to balconette, smooth plaster and coved ceiling, radiator, TV point, built in wardrobe, door to:

En Suite 8'2" x 4'8" (2.49 x 1.44)

Velux window side, smooth plaster ceiling, LED lighting, chrome heated ladder towel rail, white suite comprising, Low level WC, vanity wash hand basin, large walk in shower with glazed screen and door rain drop power shower. tiled visible walls.

Bedroom Three 12'2" x 9'1" (3.71 x 2.79)

PVCu sealed unit double glazed window front, smooth plaster and coved ceiling, built in wardrobes, TV point.

Bedroom Four 8'11" x 7'8" (2.74 x 2.34)

PVCu sealed unit double glazed window front, smooth plaster and coved ceiling, TV point.

Bedroom Five 10'2" x 6'2" (3.10 x 1.88)

PVCu sealed unit double glazed window rear, smooth plaster and coved ceiling, built in mirror front wardrobes, TV point.

Family Bathroom 8'1" x 4'10" (2.48m x 1.49)

Velux window, smooth plaster ceiling, LED lighting, chrome heated ladder towel rail, white suite comprising, low level WC, vanity wash hand basin, bath with mixer taps and power shower over, glazed shower screen, tiled to visible walls.

Garage

Electric roller shutter remote control electric door, light, power, hot and cold water taps.

Front

Block paved driveway and parking leading to garage, side access to rear garden.

Garden

Southerly aspect, commencing with a large 'Al-fresco' BBQ and dining deck leading to artificial lawn, shrubs in beds, rear deck with shed and tree play house platform, outside tap, power, lighting, and side access gate.

Agent Note

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.

- Five Bedrooms
- Master Bedroom with Ensuite
- Balcony To Master Bedroom
- Off Street Parking
- Exceptional Condition Throughout
- Bifold Doors Leading To Garden
- Luxury Kitchen Diner Family Room
- Ground Floor W/C
- First Floor Lounge
- Freehold - EPC rating: C - Council tax band: E

