

[www.churchandhawes.com](http://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



**19 Hillcrest Road, South Woodham Ferrers, CM3 5NU**

**Price £300,000**

Three bedroom Gough Cooper house set within an established residential road, convenient for local shops, schools & railway station. Featuring large entrance porch, lounge and open plan kitchen/diner, enclosed rear garden plus garage and driveway parking. To be sold with no onward chain. Refurbishment required. Freehold, Council tax band C. EPC rating: E



## ENTRANCE PORCH 7'10 x 6'5 (2.39m x 1.96m)

entered via double glazed door into entrance porch, door leading to garage, door into accommodation.

## ENTRANCE HALL

Stairs to first floor with cupboard under, radiator, doors to lounge and kitchen/diner.

## LOUNGE 14'2 x 11'2 (4.32m x 3.40m)

PVCu double glazed window to front elevation, radiator, double doors leading to kitchen/diner

## KITCHEN/DINER 17'6 x 7'10 (5.33m x 2.39m)

PVCu double glazed window to rear elevation, PVCu double glazed door to rear garden. Wall mounted eye & base level units, laminate work surfaces with stainless steel single drainer sink unit.

## FIRST FLOOR

### LANDING

Built in airing cupboard housing hot water cylinder, access to loft, doors to all first floor rooms.

## BEDROOM ONE 12'8 x 9'4 (3.86m x 2.84m)

PVCu double glazed window to front elevation, laminate flooring, radiator, wall mounted wardrobes to one wall

## BEDROOM TWO 9'6" x 8'5" (2.92m x 2.59m)

Pvcu double glazed window to rear elevation, radiator

## BEDROOM THREE 9'2 x 7'9 (2.79m x 2.36m)

PVCu double glazed window to front elevation,

## BATHROOM

Three piece White suite comprising panel enclosed bath, wash basin with cupboard under, low level w.c, half height tiling, PVCu obscure double glazed window to rear elevation,

## EXTERIOR

### REAR GARDEN 42ft (12.80mft )

Paved patio area, central path way with lawn to side, enclosed fencing.

## GARAGE

Drive way parking leading to garage, Roller shutter door, power & light. courtesy door to porch.

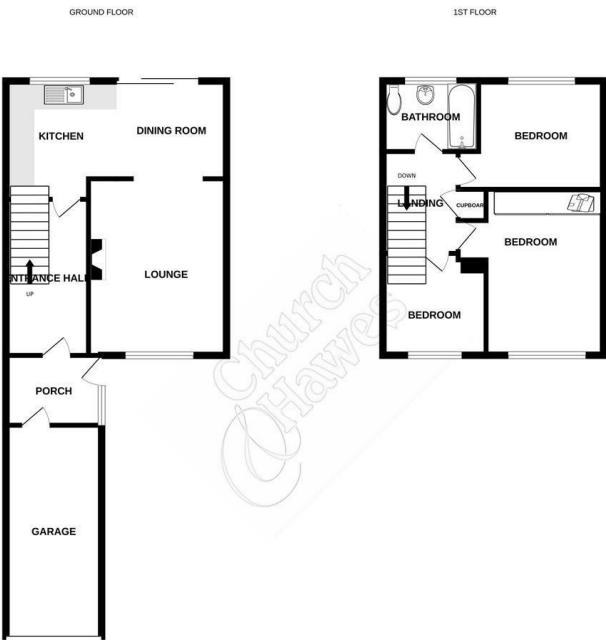
## AGENTS NOTE

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.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms and other areas are approximate. The services, systems and appliances shown have not been tested and not guaranteed to be in working order. The services, systems and appliances shown have not been tested and not guaranteed to be in working order. The services, systems and appliances shown have not been tested and not guaranteed to be in working order. The services, systems and appliances shown have not been tested and not guaranteed to be in working order. Made with Metrimap 2020.

