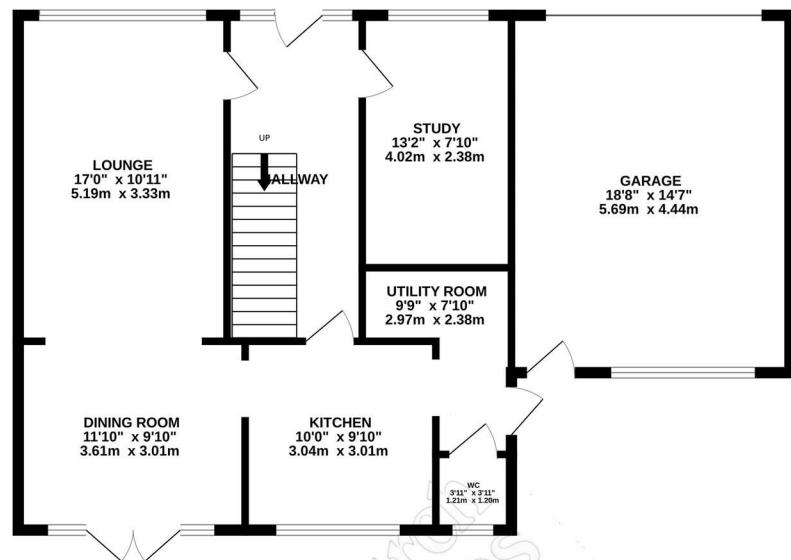
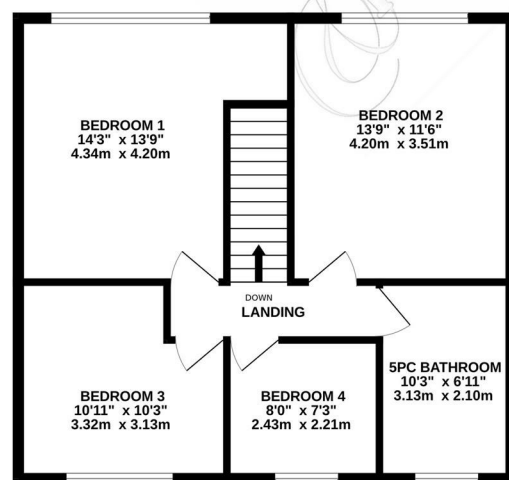


GROUND FLOOR
965 sq.ft. (89.6 sq.m.) approx.

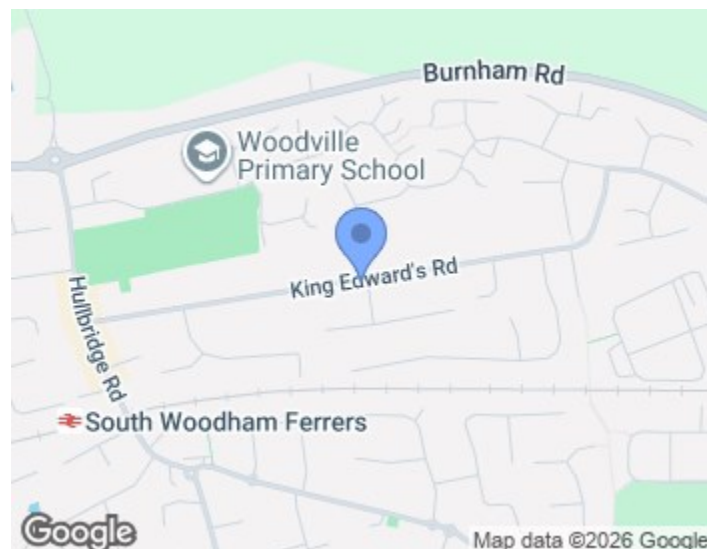


1ST FLOOR
620 sq.ft. (57.6 sq.m.) approx.



TOTAL FLOOR AREA: 1585 sq.ft. (147.2 sq.m.) approx.

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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Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



60 King Edwards Road, South Woodham Ferrers, CM3 5PQ

We are delighted to offer this substantial, four bedroom detached family home. The property has been maintained throughout the owners tenure and offers very low maintenance. There are a host of features perfect for any family, including: corner plot location; a block paved in and out driveway; double gates to the right hand side for further parking and access; double gates to the left providing access to the garden for caravan or boat storage; 50ft x 50ft south facing rear garden; three reception rooms; utility room; ground floor WC; three double bedrooms and a sizeable 4th bedroom; 5pc bathroom suite; Worcester Bosch gas boiler and double garage with power and light. The property is also located short walking distance of the railway station, local shops and schools. This property comes highly recommended, call today for your viewing! Tenure: Freehold - Council Tax Band: E - EPC Rating: C

£575,000

Accommodation

GROUND FLOOR

Hallway: 17'5 x 7'1 (5.31m x 2.16m)

Lounge: 17' x 10'11 (5.18m x 3.33m)

Dining Room: 11'10 x 9'10 (3.61m x 3.00m)

Kitchen: 10' x 9'10 (3.05m x 3.00m)

Utility Room: 9'9 max x 7'10 max (2.97m max x 2.39m max)

Study: 12'8 x 7'10 (3.86m x 2.39m)

Ground Floor WC

FIRST FLOOR

Bedroom One: 14'3 max x 13'9 (4.34m max x 4.19m)

Bedroom Two: 13'9 x 12' (4.19m x 3.66m)

Bedroom Three: 11'1 x 10'1 (3.38m x 3.07m)

Bedroom Four: 8' x 7'3 (2.44m x 2.21m)

5pc Bathroom 10' x 6'10 (3.05m x 2.08m)

EXTERIOR

South Facing Rear Garden 50ft x 50ft approx (15.24mft x 15.24mft approx)

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.

- Corner plot location
- Block paved in and out driveway
- Double gates to the side providing access to the garden for caravan or boat storage
- 50ft x 50ft south facing rear garden
- Three reception rooms
- Utility room & 5pc bathroom suite
- Easy access to local shops and schools
- Short walking distance of the railway station
- Double garage with power and light
- Tenure: Freehold - Council Tax Band: E - EPC Rating: C

