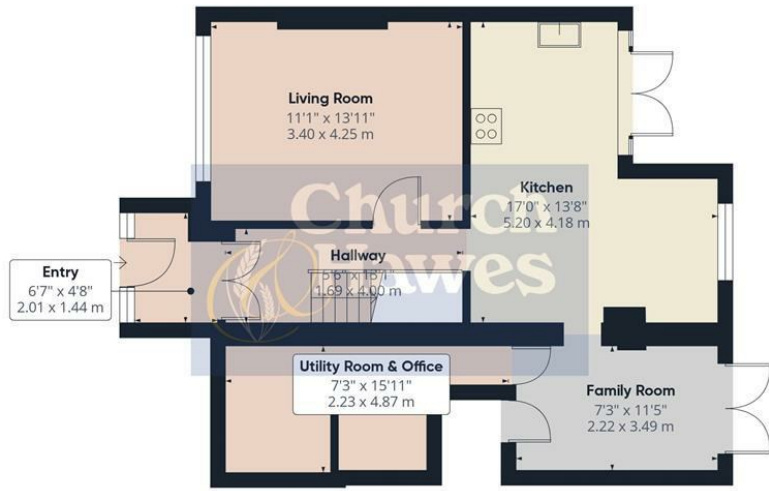
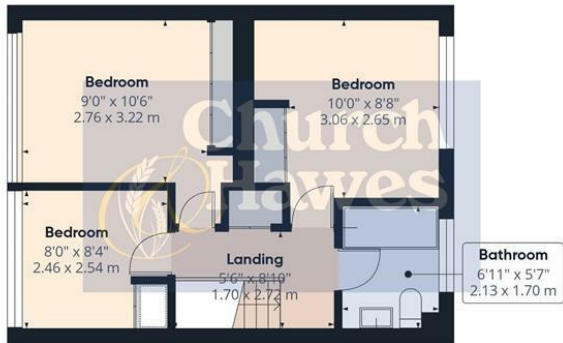




Floor 0



Floor 1

Approximate total area⁽¹⁾
984 ft²
91.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



76 Downleaze, South Woodham Ferrers, Essex CM3 5SJ

SOLD PRIOR TO MARKETING - Situated in the highly sought-after town of South Woodham Ferrers, this well-presented three-bedroom semi-detached home offers spacious and versatile accommodation, making it an ideal purchase for families, first-time buyers, and those looking to upsize. The property benefits from a bright and welcoming living area, a fully fitted kitchen, and three generously sized bedrooms, providing comfortable living throughout. Externally, the home boasts a good-sized rear garden, perfect for outdoor entertaining, family activities, or for relaxing during the warmer months. Further advantages include a private driveway providing off-road parking, along with a garage offering additional storage or potential office or play room space. Conveniently located close to local amenities, schools, transport links, and scenic riverside walks, this attractive property combines practical family living with the benefits of a popular residential location.

Price £425,000



Lounge 11'02 x 14'00 (3.40m x 4.27m)
Large modern lounge with feature fire place, double glazed windows and gas central heating.

Kitchen 16'08 x 13'08 (5.08m x 4.17m)
Modern fitted kitchen with open dining space with access to the rear garden and integral garage. Along with double glazed windows and radiator.

Garage/utility 15'09 x 7'04 (4.80m x 2.24m)
Narrowing to 11'10 X 7'03
Spit garage space with plumbing to allow use for a utility area, office space or playroom.

Bathroom 6'11 x 5'03 (2.11m x 1.60m)
Modern bathroom with full sized shower over bath, WC and hand basin. Along with double glazed window and heated towel rail.

Master Bedroom 12'08 x 11'05 (3.86m x 3.48m)
Double bedroom with large fitted wardrobes, radiator and double glazed windows.

Bedroom Two 11'07 x 10'7 (3.53m x 3.23m)
Large double bedroom with large double glazed window and radiator.

Bedroom Three 8'05 x 8'00 (2.57m x 2.44m)
Single bedroom with fitted storage, double glazed window and radiator.

Agents notes
Agents Note & Money Laundering & Referrals

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.

- Modern throughout
- Three Bedrooms
- Semi detached
- Garage
- Good school catchment
- Lovely garden
- Off road parking
- Freehold
- Council tax band C
- EPC E

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

