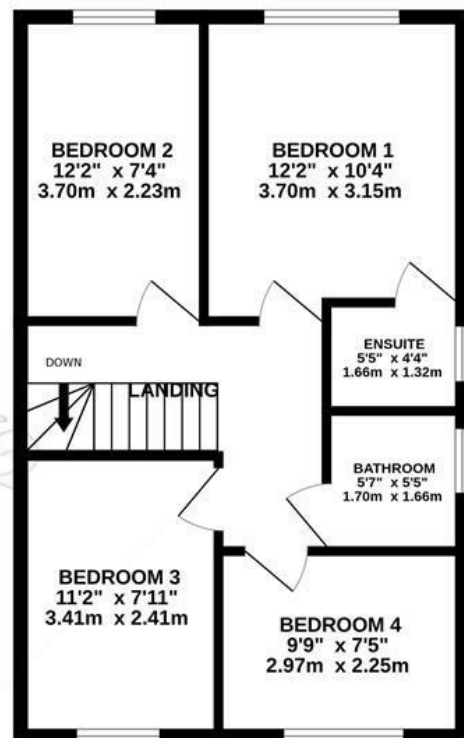
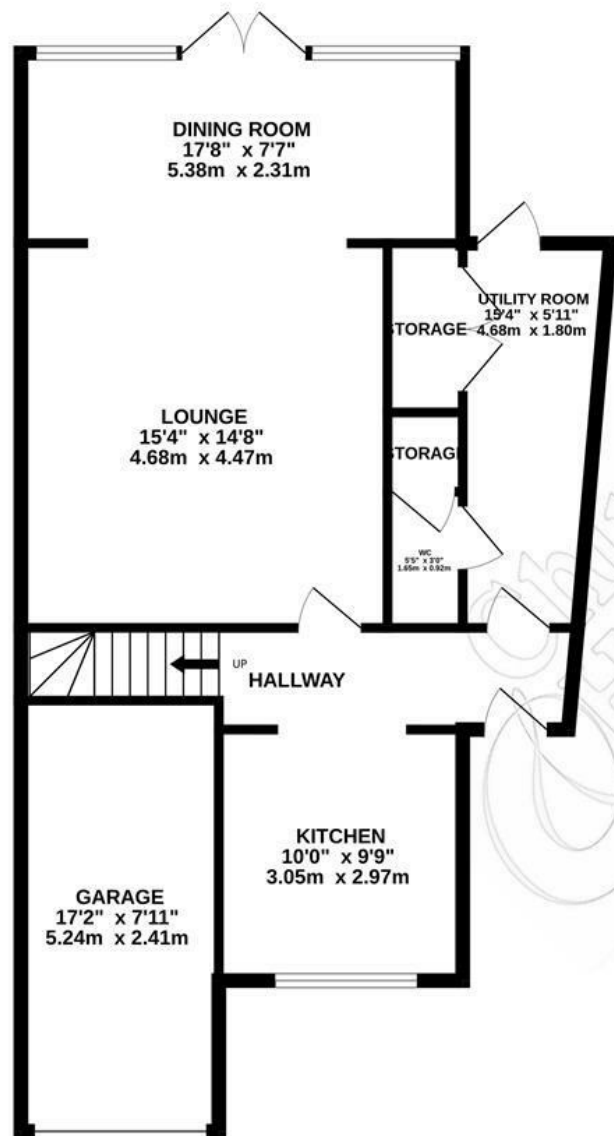


GROUND FLOOR
799 sq.ft. (74.3 sq.m.) approx.

1ST FLOOR
506 sq.ft. (47.1 sq.m.) approx.



TOTAL FLOOR AREA: 1306 sq.ft. (121.3 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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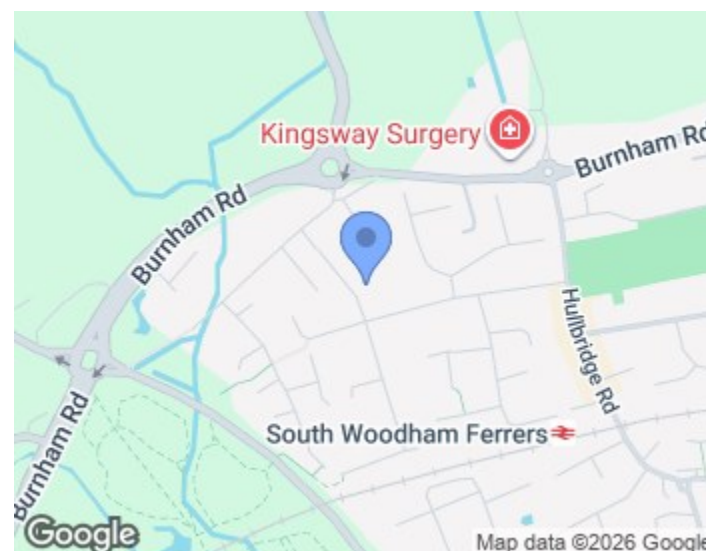
Estate Agents, Valuers, Letting & Management Agents



18 Elm Road, South Woodham Ferrers, CM3 5QE

This well-presented four-bedroom house on Elm Road, South Woodham Ferrers spans 1,561 sq ft and features two reception rooms, a family bathroom, and an ensuite. Built in 1985, the property offers generously sized bedrooms perfect for family living. A standout feature is the expansive 120-foot rear garden, ideal for families and gardening enthusiasts. The garden includes a impressive log cabin (19'3 x 10'5) complete with sauna facilities, providing a unique space for relaxation. Practical amenities include ample off-street parking and an integral garage. The location is highly convenient, with South Woodham Ferrers train station within walking distance, making commuting to Chelmsford straightforward. This property presents an excellent opportunity for families seeking a spacious home in a friendly community. Freehold, Council Tax Band D, EPC rating: C

Price £450,000



Accommodation

GROUND FLOOR

Entrance Hall

Kitchen: 10' x 9'7 (3.05m x 2.92m)

Lounge: 15'4 x 14'8 (4.67m x 4.47m)

Dining Room: 17'6 x 7'7 (5.33m x 2.31m)

Utility Room: 15'11 x 5'11 max (4.85m x 1.80m max)

WC

FIRST FLOOR

Landing

Bedroom One: 12'2 x 9'4 (3.71m x 2.84m)

Ensuite Shower Room

Bedroom Two: 12'2 x 7'4 (3.71m x 2.24m)

Bedroom Three: 11'2 x 7'11 (3.40m x 2.41m)

Bedroom Four: 9'9 x 7'5 (2.97m x 2.26m)

Family Bathroom

EXTERIOR

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.

- Spacious four-bedroom family home offering 1,561 sq ft of well-designed living space
- Two generous reception rooms
- Family bathroom plus ensuite
- Exceptional 120-foot rear garden offering extensive outdoor space
- Unique log cabin with integrated sauna facilities
- Four generously sized bedrooms
- Ample off-street parking plus integral garage
- Walking distance to South Woodham Ferrers train station
- Desirable Elm Road location in a friendly, established community
- Tenure: Freehold - EPC Rating: C - Council Tax Band: D

