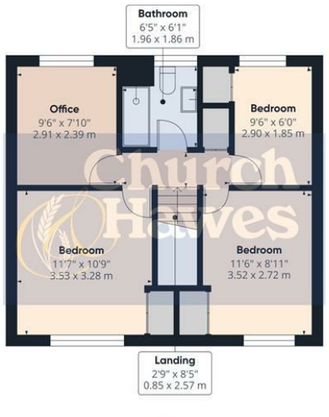


Floor 0



Floor 1

Approximate total area(1)

934 ft²

86.8 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





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



56 Clements Green Lane, South Woodham Ferrers, Essex CM3 5JR

Situated in the popular location of Clements Green Lane, South Woodham Ferrers, this spacious four-bedroom detached property presents an excellent opportunity for buyers looking for a family home with plenty of scope and potential.

The property benefits from four well-proportioned bedrooms, a garage and a generous driveway providing ample off-road parking. To the rear, there is a good-sized garden, offering plenty of space for outdoor entertaining, family activities and relaxation.

Although offering comfortable accommodation, the property also provides fantastic potential for a new owner to modernise, update and put their own stamp on it, creating a wonderful home for years to come.

Being sold CHAIN FREE, the property offers the added benefit of no onward chain, making it an attractive opportunity for those looking for a potentially smoother purchase.

With its generous plot, detached position and exciting potential, this property is well worth an early viewing. A fantastic opportunity to secure a spacious family home in South Woodham Ferrers and make it your own!

EPC Rating TBC- Freehold- Council Tax Band E

£450,000

Church Hawes Countryside COVERING MID ESSEX TO THE EAST COAST SINCE 1977 The Property Ombudsman

Hallway 2'10" x 5'10" (0.87 x 1.80)
Hallway with access to lounge, kitchen, stairs and downstairs WC.

Living Room 21'6" x 10'7" (6.56 x 3.23)
Spacious lounge area with large double glazed window and sliding doors to the rear. With access to dining space and hallway.

Dining Room 9'2" x 8'2" (2.80 x 2.49)
Large dining room with access to kitchen and lounge area.

Kitchen 8'7" x 8'8" (2.62 x 2.66)
Spacious kitchen with added utility space to the rear, offering access to the rear garden, dining room and hallway.

Downstairs WC 2'11" x 5'10" (0.89 x 1.78)
Downstairs WC with double glazed window, radiator, WC and hand basin.

Master Bedroom 11'6" x 10'9" (3.53 x 3.28)
Large double bedroom with double glazed window and radiator.

Bedroom Two 11'6" x 8'11" (3.52 x 2.72)
Second double bedroom with double glazed window and radiator.

Bedrooms Three 9'6" x 7'10" (2.91 x 2.39)
Third double bedroom with double glazed window and radiator.

Bedroom Four 9'6" x 7'10" (2.91 x 2.39)

Bathroom 6'5" x 6'1" (1.96 x 1.86)
Main bathroom with walk in shower, WC and hand basin with radiator and double glazed window.

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.

Some photographs may have been digitally enhanced using AI for illustrative purposes. These images are intended to help prospective purchasers visualise the property and should not be relied upon as an exact representation of its current appearance or condition. No structural alterations are intended to be depicted. Purchasers should satisfy themselves as to the property's condition and features during their viewing.

MONEY LAUNDERING REGULATIONS (AML) and FINANCIAL SANCTION REGULATIONS:

In accordance with UK Anti-Money Laundering regulations, Church & Hawes are legally required to verify the identity of all purchasers before a property transaction can proceed. Church & Hawes use an online digital identification verification and compliance platform to carry out these important checks on our/your behalf.

A verification fee payable in advance of £40 per person (including VAT) will apply.

These checks must be completed and successfully verified before we are able to progress with the purchase.

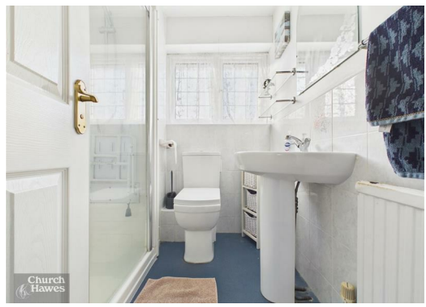
Buyers will also be required to complete an Anti Money Laundering Source/Proof of Funds & Buyer Story Questionnaire

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.

- Beautiful Detached House
- Four Bedrooms
- Large Driveway
- Garage
- Spacious Rear Garden
- Chain Free
- Downstairs WC
- EPC TBC
- Freehold
- Council Tax Band E





COVERING MID ESSEX TO THE EAST COAST SINCE 1977