

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

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# Church & Hawes

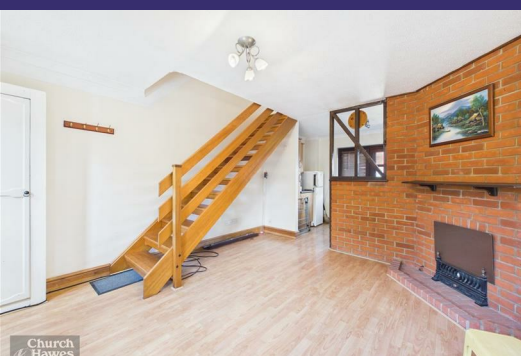
Est.1977

Estate Agents, Valuers, Letting & Management Agents



## 3 Goldberry Mead, South Woodham Ferrers, Essex CM3 5WT Price £235,000

Offered for sale with no onward chain. Delightful one bedroom cottage style house, situated within a pleasant setting overlooking greensward, convenient for the local shop and amenities, benefiting from lounge with feature fireplace, fitted kitchen, spacious double bedroom, plus family bathroom, Other features include PVCu double glazed windows and doors, gas fired heating, own rear garden, allocated covered carport and parking. Freehold. Council Tax Band B. Epc Rating C.



Outside

Lounge 12'9" x 11'10" (3.89m x 3.63m )

PVCu double glazed window to front elevation, stairs to first floor, feature fireplace with gas living flame fire, radiator, coved to ceiling, opening to kitchen.

Kitchen 12'0" x 6'9" (3.66 x 2.08)

PVCu double glazed window to rear elevation, fitted with a range of modern eye & base level units, laminate work surfaces with inset sink unit with mixer tap, space for oven, plumbing for washing machine, door to garden.

First Floor

Landing 4'11" x 2'11" (1.5 x 0.89)

Built in storage cupboard, doors to bedroom & bathroom

Bedroom One 11'4" x 8'6" (3.46 x 2.61)

PVCu double glazed window to front elevation, carpet to floor, access to loft.

Bathroom 7'0" x 20'2" (2.14 x 6.16)

PVCu double glazed window to rear elevation, bathroom suite comprising bath tub, vanity unit with inset wash basin, low level w.c, tiled to floor, part tiled to wall,

Car Port Parking

Allocated car port with additional space.

Rear Garden

Commencing paved patio area, remainder laid to lawn, hard, perimeter fence

Agent Note

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.

