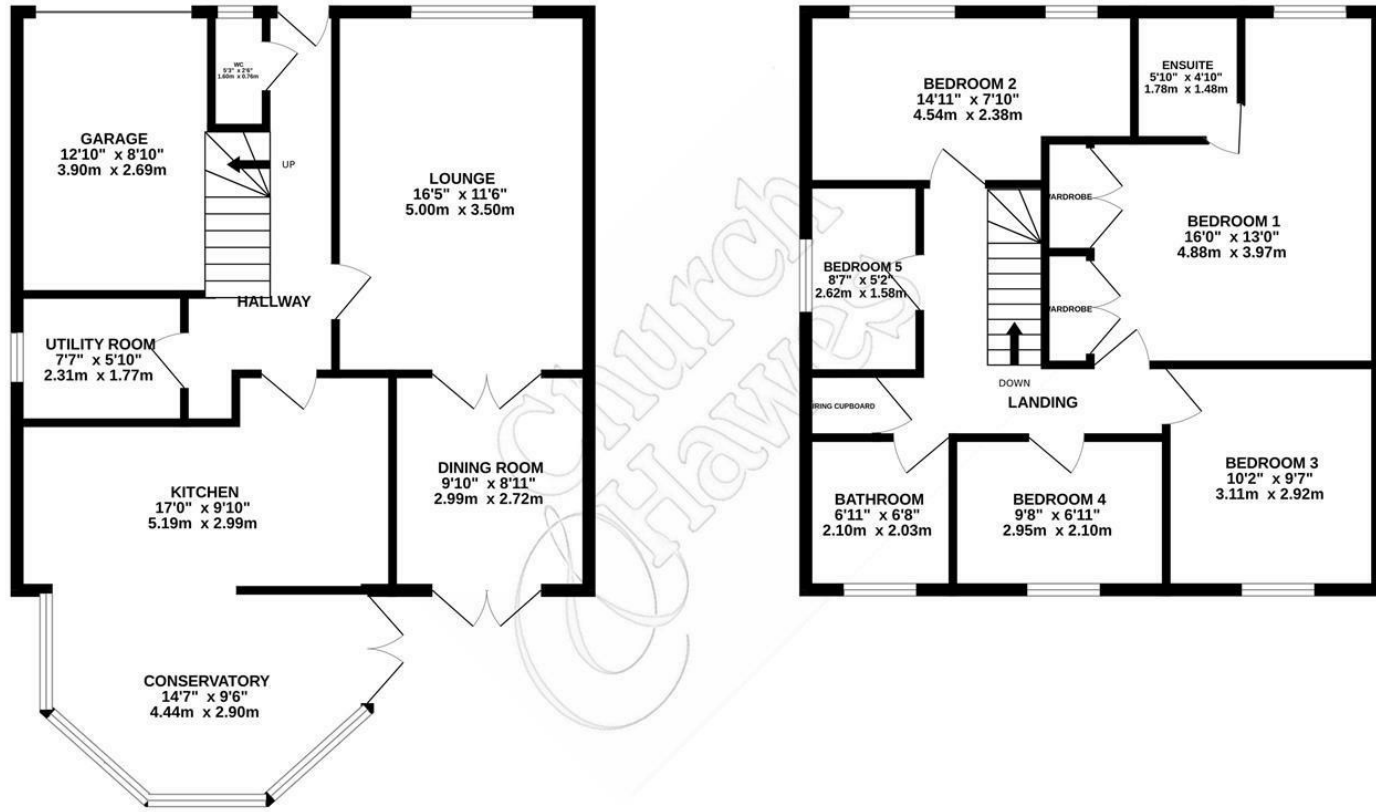


GROUND FLOOR
 799 sq.ft. (74.3 sq.m.) approx.

1ST FLOOR
 680 sq.ft. (63.1 sq.m.) approx.



TOTAL FLOOR AREA: 1479 sq.ft. (137.4 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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5 Anchor Reach, South Woodham Ferrers, Essex CM3 5GS

Situated in the sought-after Anchor Reach area of South Woodham Ferrers, this substantial five-bedroom family home delivers the space and versatility modern family life demands. Two generous reception rooms offer flexibility for formal dining, relaxed entertaining, or everyday family use, while the well-proportioned accommodation throughout ensures every member of the household is catered for. South Woodham Ferrers is a well-regarded location offering a strong community feel, excellent local amenities, and convenient transport links to surrounding towns and beyond. A property of this size and calibre in such a desirable setting represents a genuine opportunity — early viewing is strongly recommended. Tenure: Freehold - EPC Rating: C- Council Tax Band: E

£615,000



GROUND FLOOR

Composite door into: -

ENTRANCE HALL

Radiator, laminate floor, stairs to first floor with cupboard under.

WC

PVCu double glazed window to front, two piece white suite, low level w.c., wash hand basin, chrome heated towel rail, laminate floor.

LOUNGE 16'4" x 11'6" (4.98m x 3.51m)

PVCu double glazed window to front, feature fireplace, PVCu double glazed window to side, double doorway to: -

DINING ROOM 9'10" x 9' (3.00m x 2.74m)

PVCu double glazed window and PVCu double doors to rear garden, radiator.

UTILITY ROOM/PANTRY 7'8" x 5'10" (2.34m x 1.78m)

PVCu double glazed window to side, radiator, laminate floor.

KITCHEN 17'5" x 9'10" (5.31m x 3.00m)

Fitted with a range of eye and base level units, laminate work surface, one and a half bowl sink unit with mixer tap, laminate work surface, integrated oven, gas hob, extractor hood, plumbing for washing machine and dishwasher, open plan to: -

CONSERVATORY 14'3" x 9'6" (4.34m x 2.90m)

Brick built base with PVCu double glazed windows to rear and side elevations, polycarbonate roof, double radiator.

FIRST FLOOR

LANDING

Built-in airing cupboard.

BEDROOM 1 16'<9'9" x 13'2" (4.88m<2.97m x 4.01m)

PVCu double glazed window to front, two built-in double wardrobes, double radiator.

EN-SUITE SHOWER ROOM

Quadrant shower, wash hand basin, low level w.c., fully tiled, chrome heated towel rail.

BEDROOM 2 10'3" x 9'7" (3.12m x 2.92m)

PVCu double glazed window to rear, radiator.

BEDROOM 3 15'x 7' (4.57mx 2.13m)

Two PVCu double glazed windows to front, radiator.

BEDROOM 4 9'8" x 6'11" (2.95m x 2.11m)

PVCu double glazed window to rear, radiator.

BEDROOM 5 8'7" 5'2" (2.62m 1.57m)

PVCu double glazed window to side, radiator.

BATHROOM

PVCu double glazed window to rear, panel enclosed shower bath, pedestal wash hand basin, low level w.c., fully tiled to walls, underfloor heating.

EXTERIOR

REAR GARDEN 55' approx. (16.76m approx.)

Paved patio area, remainder laid to lawn with rear pergola seating area, side access.

GARAGE

Up and over door with light and power.

FRONT

Parking for three cars.

AGENTS 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.

- Five generously sized bedrooms
- Two versatile reception rooms
- Two well-appointed bathrooms
- Sought-after Anchor Reach location
- Large conservatory
- Strong community feel and excellent local amenities
- Easy access to transport links
- Spacious and flexible family accommodation throughout
- Early viewing highly recommended
- Council Tax: E - EPC Rating: C - Tenure: Freehold

