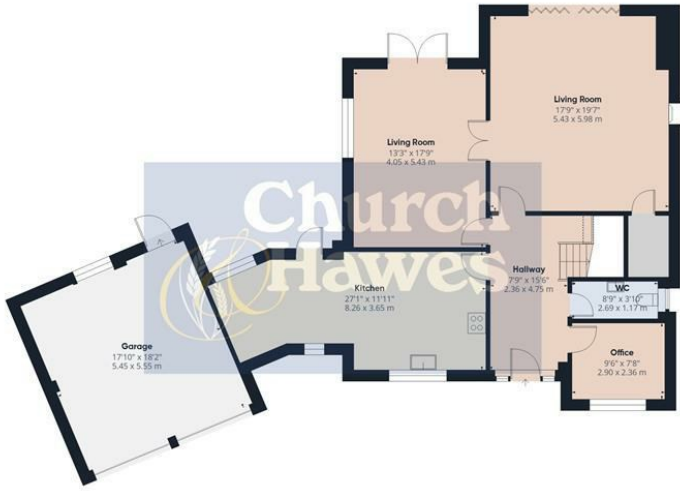
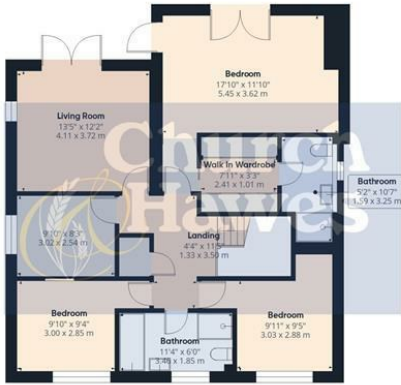




Floor 0



Floor 1

Approximate total area⁽¹⁾
2444 ft²
227.1 m²
Reduced headroom
3 ft²
0.3 m²

(1) Excluding balconies and terraces.

Reduced headroom
Below 5 ft/1.5 m

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

GIRAFFE360



8 Bywater Road, South Woodham Ferrers, Essex CM3 7AJ

A Stunning Five-Bedroom Detached Home with Exceptional River Crouch Views

Occupying a highly desirable position in South Woodham Ferrers, this beautifully presented five-bedroom detached family home offers an exceptional combination of stylish living, generous accommodation and breath taking views across the River Crouch.

From the moment you arrive, the property makes a striking impression, with a large driveway providing ample off-road parking and access to a double garage. The beautifully landscaped rear garden is a true highlight, featuring a private swimming pool and an enviable outlook towards the River Crouch — creating a wonderful setting for entertaining, relaxing and enjoying the outdoors.

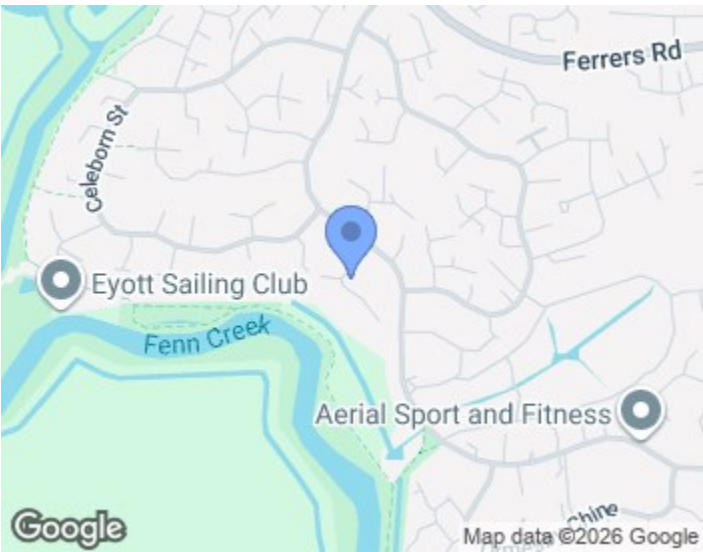
Inside, the property offers spacious and versatile accommodation throughout. The impressive open-plan kitchen/diner provides a superb heart to the home, ideal for both everyday family life and entertaining guests. There is also the flexibility to create a second, separate formal dining area, offering versatility for more formal occasions or additional living space.

The five bedrooms are generously proportioned, with the principal bedroom enjoying a luxurious walk-in wardrobe and en-suite bathroom. The master bedroom benefiting from a Juliet balcony with double doors opening up to the impressive views. Along with the second double bedroom benefitting from the main balcony. Allowing you to wake up to an exceptional outlook.

The beautifully landscaped garden provides a private oasis, with the swimming pool making it particularly special during the warmer months. Combined with the far-reaching views across the River Crouch, this outdoor space offers a rare opportunity to enjoy a resort-style feel at home.

Freehold - EPC Rating: D - Council Tax Bad G

Price £925,000



Driveway

Large driveway for multiple cars with access to double garage.

Hallway 7'9 x 15'6 (2.36m x 4.72m)

Large, bright and modern, entrance hall with access to the home office, downstairs wc, kitchen, and both living areas.

Living Room 17'9 x 19'7 (5.41m x 5.97m)

Large, modern, lounge area with bi folds to the rear garden. With access to the dining room or extra lounge space with spacious storage cupboard.

Second Living Room/Seperate Dining Room 13'3 x 17'9 (4.04m x 5.41m)

Large space with option to be a separate dining space or secondary lounge. with access to rear garden.

Kitchen 27'1" x 11'11" (8.26 x 3.65)

Large fully fitted kitchen with island and additional dining space. With access to rear garden. Including modern fixtures and fittings.

Garage 18'0" x 18'2" (5.5 x 5.55)

Double garage with space for parking and/or storage.

Office 9'6 x 7'8 (2.90m x 2.34m)

Modern home office to the front of the property with large window allowing plenty of light.

Master Bedroom 16'4" x 14'7" x 11'10" (5'45 x 3.62)

Master bedroom with Juliet balcony overlooking the garden and river alongside access to full balcony . The master bedroom includes access to fitted walk in wardrobe space, leading to newly updated en suite shower room.

En Suite Bathroom 5'2 x 10'7 (1.57m x 3.23m)

En suite bathroom with modern finishes, full sized shower, wc and hand basin.

Bedroom Two 13'5 x 12'2 (4.09m x 3.71m)

Double bedroom currently being used as another living area with bar area and access to double doors onto the balcony.

Bedroom Three 9'11 x 9'5 (3.02m x 2.87m)

Third double bedroom with access to fourth bedroom via an internal door. Making the room ideal for families. With double glazed window and radiator.

Bedroom Four 9'10 x 8'3 (3.00m x 2.51m)

Double bedroom with access to third bedroom via an internal door. With double glazed window and radiator.

Bedroom Five 9'11 x 9'5 (3.02m x 2.87m)

Double bedroom with space for large wardrobes. With double glazed window and radiator.

Family Bathroom 11'4 x 6'00 (3.45m x 1.83m)

Modern family bathroom with full sized bath, shower, WC and hand basin. With heated towel rail and double glazed window.

Garden

Landscaped garden with double garage. Large heated pool, pool shed and access to double garage.

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.

- Five-bedroom detached family home
- Stunning views overlooking the River Crouch
- Beautifully presented throughout
- Private swimming pool
- Spacious open-plan kitchen/diner
- Master bedroom with walk-in wardrobe and en-suite
- Two double bedrooms with main balcony and Juliet balconies enjoying river views
- Double garage
- Large driveway with ample parking
- Freehold- EPC Rating D - Council Tax Band G

