



TOTAL FLOOR AREA: 999 sq.ft. (92.8 sq.m.) approx.  
Whilst every care has been taken to ensure the accuracy of the floor plan, 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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## 10 Willow Grove, South Woodham Ferrers, Essex CM3 8RA

Nestled in a desirable semi-rural setting, this beautifully presented 3 bedroom detached bungalow offers the perfect blend of modern convenience and countryside charm on a generous 1/4 acre plot. It exudes privacy and seclusion yet remains close to local amenities. The property boasts a 65ft driveway with remote electric gates and a detached garage with remote door for ample secure parking. Inside, the excellent decorative order is immediately apparent, with a lounge featuring a brick fireplace with multi-fuel burner creating an inviting ambiance. One true highlight is the impressively large 240ft depth rear plot overlooking farmers' fields front and back. Embrace outdoor living with the 15ft raised swimming pool, perfect for warm summers.

With its idyllic location, meticulous attention to detail, abundant outdoor space and pool, this exceptional 3 bedroom bungalow offers the ultimate in semi-rural living set in serene countryside surroundings. A rare opportunity not to be missed. Tenure: Freehold - Council Tax Band: D - EPC Rating: D

Price £575,000

## Accommodation

### Hallway

Lounge: 25'1 x 10'8 (7.65m x 3.25m)

Kitchen: 15'9 x 10'8 (4.80m x 3.25m)

Utility Room: 6'2 x 4'9 (1.88m x 1.45m)

Study: 9'11 x 8'9 (3.02m x 2.67m)

Bedroom One: 10'8 x 9'9 (3.25m x 2.97m)

### Ensuite Shower Room

Bedroom Two: 10'10 x 9'9 (3.30m x 2.97m)

Bedroom Three: 12'11 x 7'10 (3.94m x 2.39m)

### Bathroom:

### Exterior:

Garden: 240'10 in depth (73.41m in depth)

65ft Driveway Accessed via Remote Control Electric

Detached Garage: 20'8 x 11'4 (6.30m x 3.45m)

Brick Built Summer House: 19'5 x 9'10 (5.92m x 3.00m)

Frontage with Parking for Multiple Vehicles

### 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 him/herself 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.

The housing market in South Woodham Ferrers is an

attractive option for those looking to purchase a home. Located on the River Crouch, this charming town offers a variety of amenities and attractions that make it an ideal place to live. With its close proximity to London, there are plenty of job opportunities available as well as easy access to public transportation links. The housing market in South Woodham Ferrers is diverse with properties ranging from quaint cottages and traditional terraced houses through modern apartments and luxury homes; there's something for everyone here!

Property prices have been steadily rising over the past few years due mainly to demand outstripping supply; however, they remain relatively affordable compared with other areas within Essex or East Anglia.

Overall, South Woodham Ferrers provides prospective homeowners with great value for money when it comes to purchasing property in this area – whether you're looking for your first home or wanting somewhere more luxurious! With its excellent transport links into London coupled with all of the local amenities on offer nearby - not forgetting some stunning scenery along riverbank walks - living here could be just what you need if you're searching for your perfect new abode!

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**VIEWING** - By appointment with the Vendor's Agents CHURCH & HAWES 01245 329429

**WE ARE OPEN** - Monday to Friday 9am-6pm - Saturday 9am-5pm.

- Three bedroom detached bungalow
- Semi rural location
- Quarter of an acre plot
- 65ft driveway access via remote control electric gates
- Detached garage with remote control door
- Excellent decorative order
- Rear plot measuring 240ft (approx) in depth
- Overlooking farmers fields to front and back
- 15ft raised swimming pool
- Tenure: Freehold - Council Tax Band: D - EPC Rating: D

