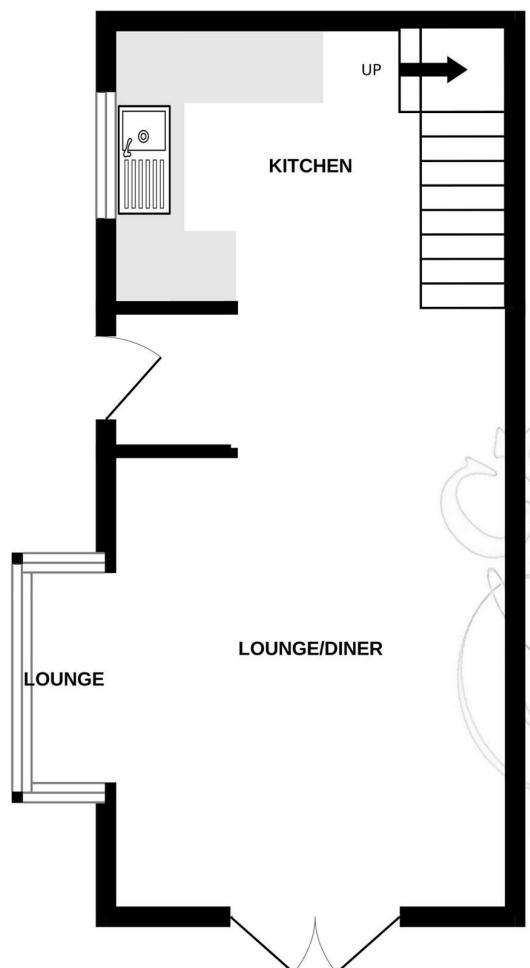
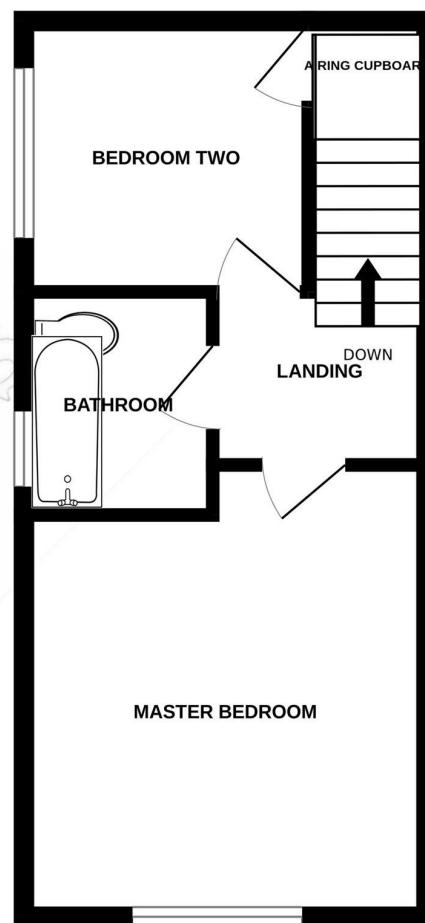


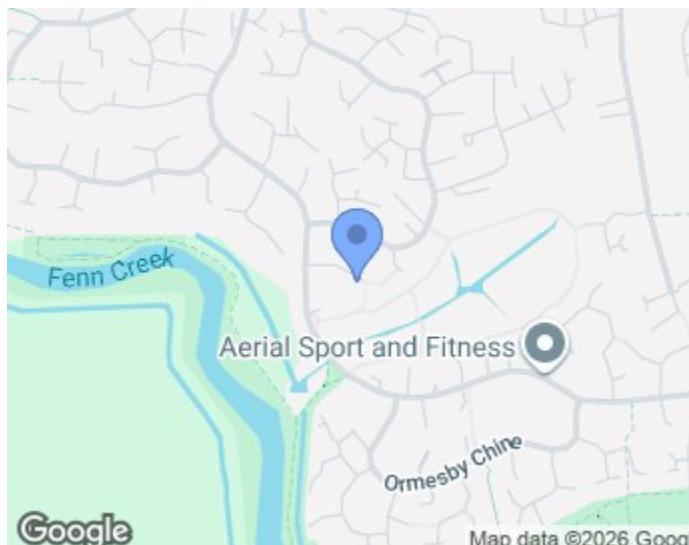
GROUND FLOOR  
321 sq.ft. (29.8 sq.m.) approx.



1ST FLOOR  
300 sq.ft. (27.9 sq.m.) approx.



TOTAL FLOOR AREA: 621 sq.ft. (57.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan detailed 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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[www.churchandhawes.com](http://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



## 6 Crickhollow, South Woodham Ferrers, CM3 5ZR

Presented to an exceptional standard, this two bedroom house is the perfect home for first time buyers and downsizers alike. There are plenty of features that have been made to this property, one of which is the new combi boiler installed Nov 2025. Internally the property has been decorated to a modern standard. The ground floor is an open, flowing space providing spacious and cosy accommodation. The first floor has two well proportioned bedrooms, with built in storage to bedroom two and a 3pc bathroom suite. To the rear is the garage, with an access door from the garden providing either a WFH space or vehicle storage. To the front and rear of the garage are two parking spaces. The garden is a welcoming space, low maintenance and of a west facing direction. The location is ideal being within a stones throw of the local conservation area and in a no through road. Tenure: Freehold - EPC Rating: C - Council Tax Band: C

£325,000

## Accommodation

### GROUND FLOOR

Lounge: 15'2 x 11'7 (4.62m x 3.53m)

Kitchen: 8'8 x 7'8 (2.64m x 2.34m)

Lounge and Kitchen Combined: 23'6 x 11'8 (7.16m x 3.56m)

### FIRST FLOOR

Bedroom One: 11'8 x 8'7 (3.56m x 2.62m)

Bedroom Two: 8'8 x 7'8 (2.64m x 2.34m)

3pc Family Bathroom

### EXTERIOR

Rear Garden

Garage with Personal Access Door

Two Parking Spaces

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.

- Presented to an exceptional standard with modern interior decor throughout.
- Suited to first-time buyers or those looking to downsize.
- Features a brand-new combi boiler installed in November 2025.
- Open-Plan Living offering a flowing, spacious, yet cosy layout.
- Both first-floor bedrooms are well-proportioned.
- Second bedroom includes integrated storage solutions to maximize space.
- Garage perfect for a work-from-home office or vehicle storage.
- Provides two dedicated parking spaces located to the front and rear of the garage.
- Situated on a quiet no-through road just a short walk from a local conservation area.
- Tenure: Freehold - EPC Rating: C - Council Tax Band: C

