



5 Akenfield Close, South Woodham Ferrers, CM3 5XP

Price £350,000

Nestled in a popular location and within walking distance of the town centre, this spacious three bedroom detached house presents an exciting opportunity for buyers looking to add their personal touch. While some modernisation is required, the home's solid foundation and desirable location make it an excellent prospect for those wanting to create their perfect family home. Situated within walking distance of the town centre, this property offers convenience and accessibility. With ample storage, off-street parking, and a good-sized rear garden, it provides a compelling package for first-time buyers, growing families, or property investors. Tenure: Freehold - EPC Rating: D - Council Tax Band: D.



Accommodation

GROUND FLOOR

The ground floor provides a comfortable living space with a 14'8" wide kitchen-diner perfect for family meals and entertaining. The lounge, spanning 11'5" x 14'9" with a charming bay window, offers a bright and inviting living area. A recently installed ideal combination boiler ensures modern heating efficiency.

FIRST FLOOR

Upstairs, three well-proportioned bedrooms await, including a principal bedroom measuring 8'4" x 13'5". The landing includes a convenient drop-down loft hatch and ladder, offering additional storage potential. To the rear of the property is the three piece bathroom.

DIMENSIONS

Hallway

Lounge: 14' x 11'5 (4.27m x 3.48m)

Kitchen/Diner: 14'8 x 9'3 (4.47m x 2.82m)

Lean to: 15'6 x 4'7 (4.72m x 1.40m)

Landing

Bedroom One: 13'5 x 8'4 (4.09m x 2.54m)

Bedroom Two: 10'10 x 8'4 (3.30m x 2.54m)

Bedroom Three: 8'7 x 6' (2.62m x 1.83m)

Family Bathroom

Rear Garden

Detached Garage

Off Street Parking for 3 Vehicles

AGENTS NOTE:

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.

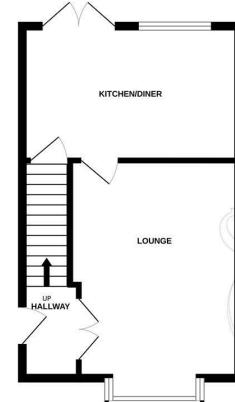
Overall, South Woodham Ferrers provides prospective homeowners with great value for money when it comes to purchasing property in this area – whether you're looking for your first home or wanting somewhere more luxurious! With its excellent transport links into London coupled with all of the local amenities 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!

We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order, nor have we made any of the relevant enquiries with the local authorities pertaining to planning permission and building regulations. The buyer is advised to obtain verification from their solicitor or Surveyor.

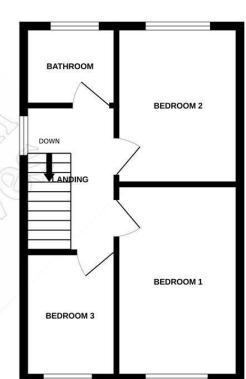
VIEWING - By appointment with the Vendor's Agents CHURCH & HAWES 01245 329429

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

GROUND FLOOR



1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements and areas are approximate only. The floorplan is for illustrative purposes only and should be used as such. Any prospective purchaser, tenant or other third party should make their own independent checks and no guarantee can be given as to the quantity or efficiency of services or fixtures and fittings.

