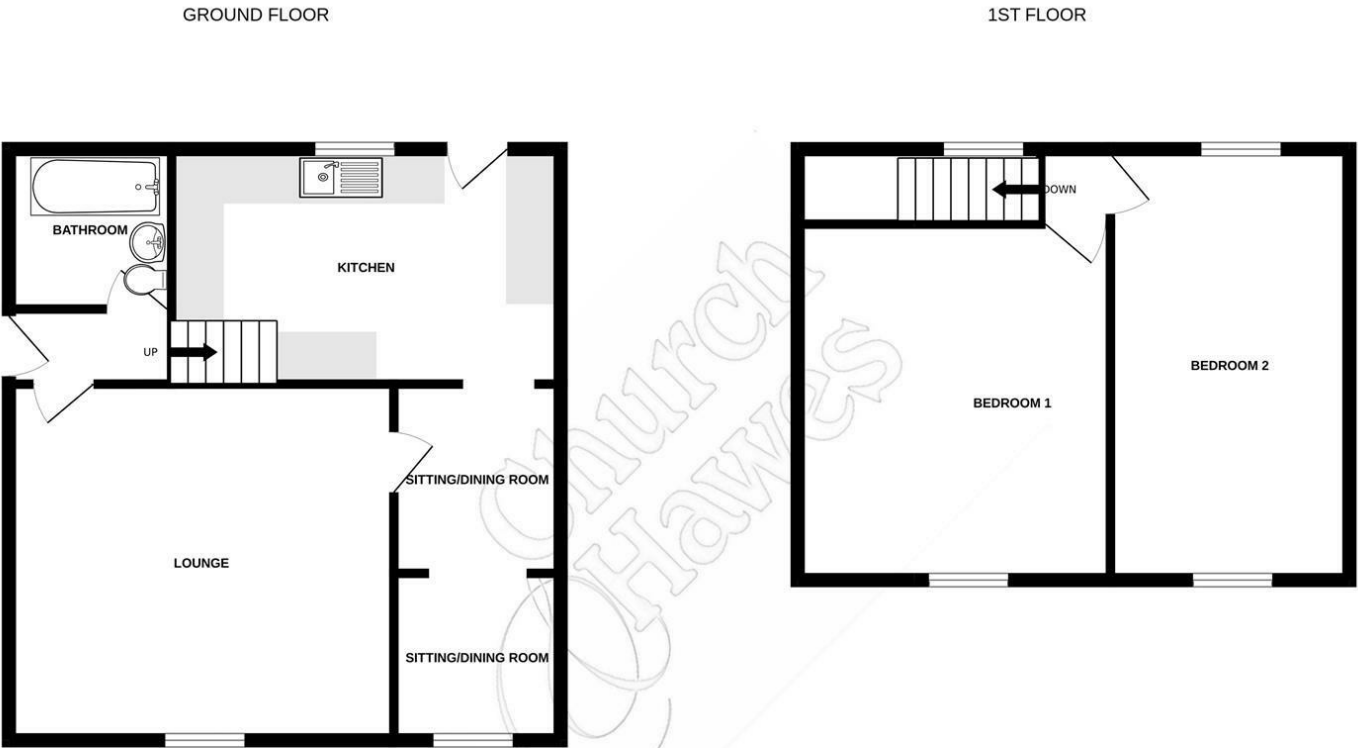


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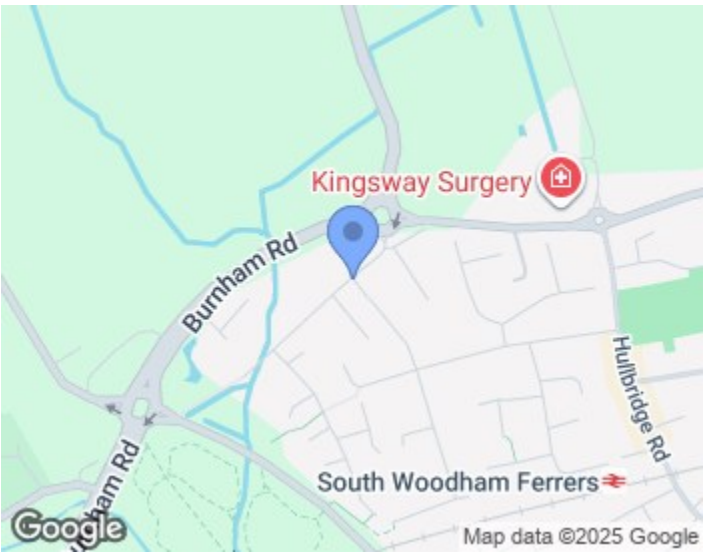
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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1 Fenbrook Cottages Old Wickford Road, South Woodham Ferrers, CM3 5QT

Set on a generous size plot featuring a rear garden measuring 100ft, this extended two bedroom cottage situated on the outskirts of South Woodham Ferrers, is within the catchment area of Woodville primary school and convenient for train station. This particular property features lounge, dining room & sitting room, fitted kitchen and ground floor bathroom, on the first floor the home offers two spacious double bedrooms. offered for sale with no onward chain. Freehold, council tax band C. EPC rating E.

Price £307,500



GROUND FLOOR

Entered via solid door into entrance hall.

ENTRANCE HALL

doors to bathroom and lounge, stairs to first floor.

BATHROOM

Three piece white suite comprising bath, pedestal wash hand basin, low level w.c, obscure window to rear elevation, fully tiled to walls, radiator.

LOUNGE 12'3 x 11'10 (3.73m x 3.61m)

Window to front elevation, recessed fireplace, radiator, door leading to dining room.

DINING ROOM 8'7 x 6'10 (2.62m x 2.08m)

under stair storage cupboard, door to kitchen, arch to sitting room.

SITTING ROOM 8'7 x 8' (2.62m x 2.44m)

Window to front elevation, radiator

KITCHEN 13'1 x 7'1 (3.99m x 2.16m)

Fitted with a range of eye and base level units, laminate work surfaces with inset sink unit, space for cooker, extractor hood over, window and door to rear garden.

FIRST FLOOR

LANDING

Window to rear, doors to both bedrooms.

BEDROOM ONE 12'0" x 10'7" plus recess (3.66m x 3.23m plus recess)

Window to front, double radiator.

BEDROOM TWO 15'3 x 9 (4.65m x 2.74m)

Dual aspect room with windows to front and rear elevations, built in airing cupboard.

EXTERIOR

REAR GARDEN 100ft x 27 (30.48mft x 8.23m)

Commencing patio area, remainder laid to lawn with hard standing for sheds, perimeter fencing,

FRONT GARDEN 35 ft (10.67m ft)

Laid to lawn

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.

- TWO BEDROOM SEMI DETACHED COTTAGE
- ENTRANCE HALL
- GROUND FLOOR BATHROOM
- LOUNGE
- SITTING ROOM
- DINING ROOM
- KITCHEN
- CONVIENIENT FOR TRAIN STATION
- 100 FT REAR GARDEN, 35FT FRONT GARDEN
- FREEHOLD, EPC RATING E, COUNCIL TAX BAND C

