



115 Celeborn Street, South Woodham Ferrers , CM3 7AW  
£725,000

**Church & Hawes**

Est. 1977

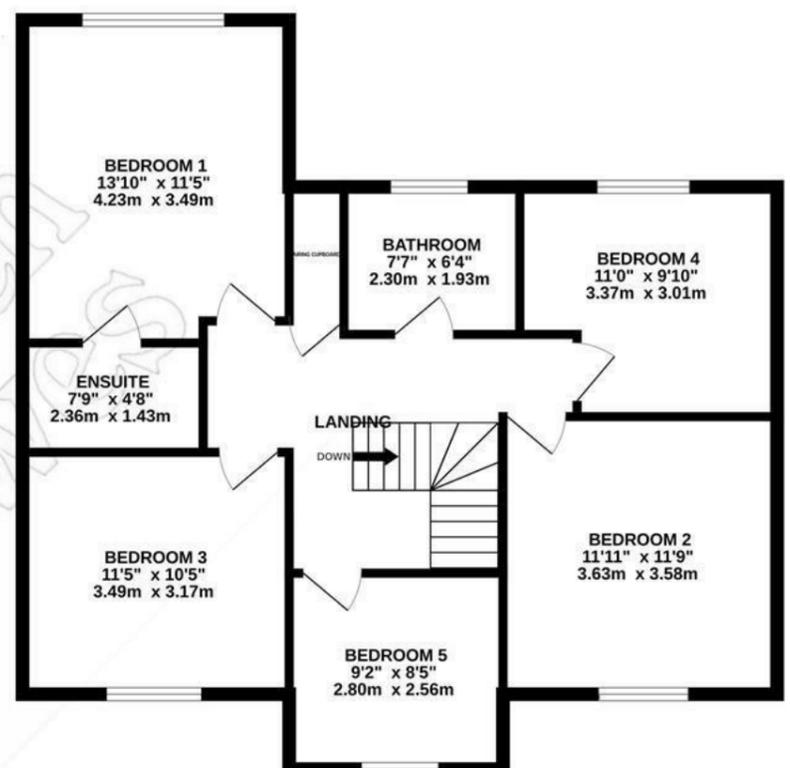
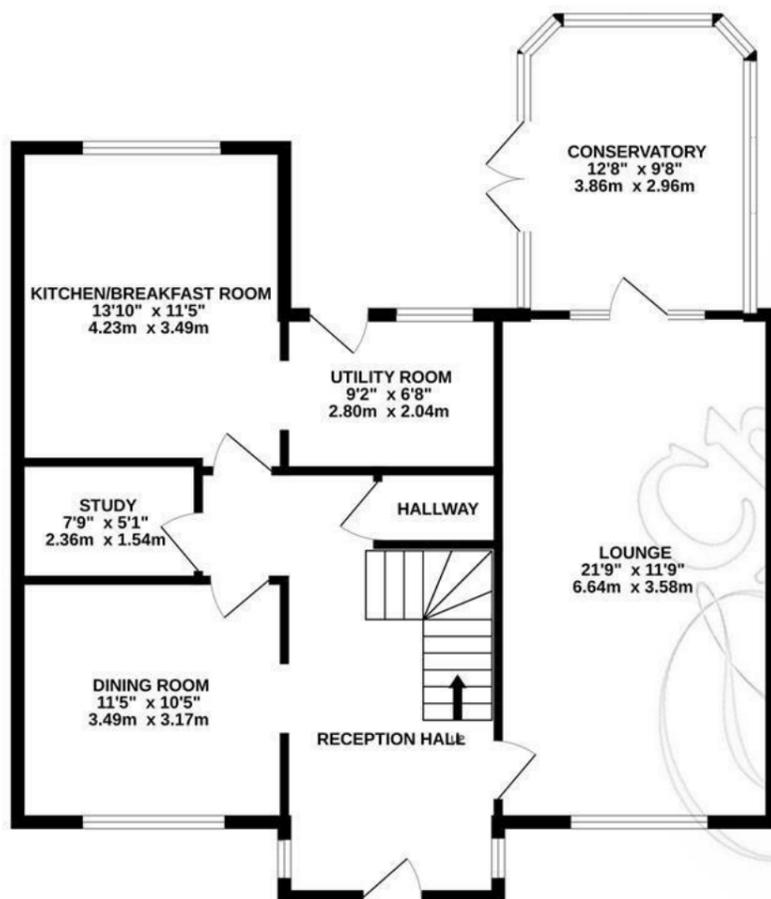
Estate Agents, Valuers, Letting & Management Agents

A perennial favourite in one of the most highly regarded locations in CM3. This five bedroom, executive family home demands your attention with accommodation spread over 1700 sq.ft. Multiple parking is provided via the 50ft driveway, which leads to the detached double garage. This detached home is a rare find in a prime location. Tenure: Freehold - EPC Rating: TBC - Council Tax Band: G



**GROUND FLOOR**  
 937 sq.ft. (87.1 sq.m.) approx.

**1ST FLOOR**  
 817 sq.ft. (75.9 sq.m.) approx.



**TOTAL FLOOR AREA : 1754 sq.ft. (162.9 sq.m.) approx.**

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.  
 Made with Metropix ©2025



**Accommodation**

**GROUND FLOOR**

Reception Hall 15'2 x 9'3 (4.62m x 2.82m)

Lounge: 21'9 x 11'9 (6.63m x 3.58m)

Dining Room: 11'5 x 10'5 (3.48m x 3.18m)

Kitchen/Diner: 12'8 x 11'7 (3.86m x 3.53m)

Study: 7'9 x 5' (2.36m x 1.52m)

Conservatory 12'8 x 9'8 (3.86m x 2.95m)

Utility Room: 9'2 x 6'8 (2.79m x 2.03m)

**Ground Floor WC**

**FIRST FLOOR**

Landing

Bedroom One: 12'11 x 11'8 (3.94m x 3.56m)

Ensuite Shower Room

Bedroom Two: 11'11 x 11'9 (3.63m x 3.58m)

Bedroom Three: 11'5 x 10'5 (3.48m x 3.18m)

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

Bedroom Five: 9'5 x 8'5 (2.87m x 2.57m)

Family Bathroom

**EXTERIOR**

Well Established Rear Garden 45 x 45 (13.72m x 13.72m)

Detached Double Garage: 16'5 x 16'5 (5.00m x 5.00m )

Extensive Driveway: 51' x 21'3 (15.54m x 6.48m)

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.

