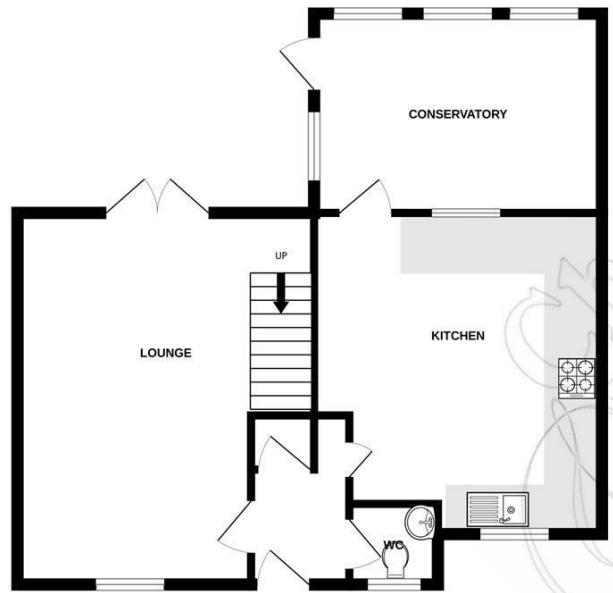
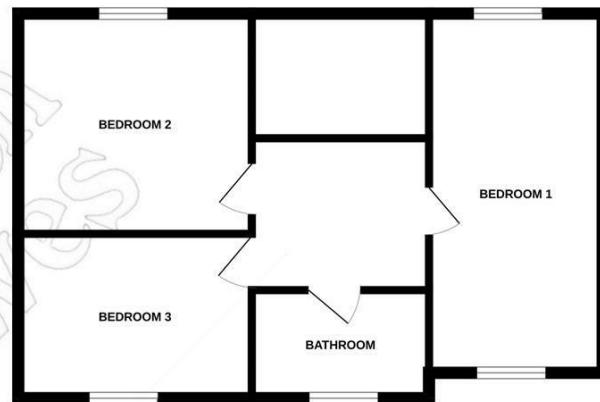


GROUND FLOOR



1ST FLOOR



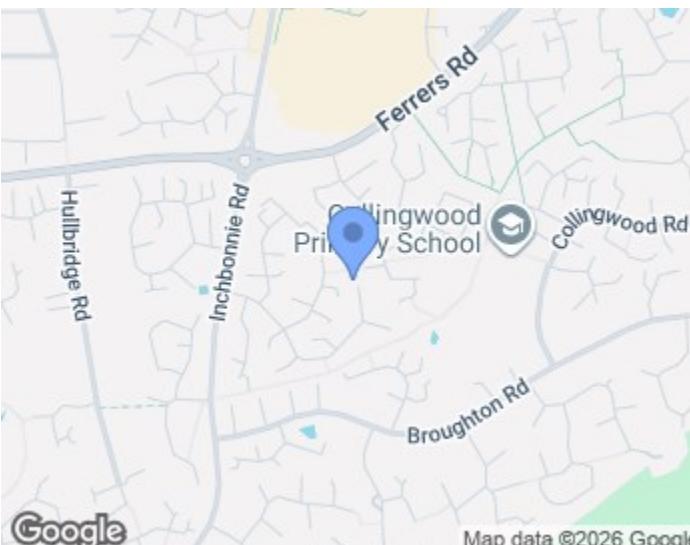
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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 Essex, CM3 5XF
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 swf@churchandhawes.com



53 Hallowell Down, South Woodham Ferrers, Essex CM3 5GZ

Offered for sale with NO ONWARD CHAIN. Three bedroom house conveniently situated within easy reach of the town centre, primary & secondary schools plus the River Crouch with its riverside trails. This particular home features a spacious dual aspect lounge, fitted kitchen diner, double glazed conservatory, white bathroom suite, gas fired central heating, good size rear garden with adjacent garage and driveway parking. Freehold, council tax band C, EPC rating C.



Price £350,000

GROUND FLOOR

ENTRANCE HALL

Laminate flooring, built in under stair cupboard, radiator, doors to all ground floor rooms.

CLOAKROOM W.C

PVCu double glazed window to front elevation, wash hand basin, low level w.c, fully tiled to walls, radiator.

KITCHEN 13'5 x 9' (4.09m x 2.74m)

PVCu double glazed window to front elevation, , range of wall mounted eye and base level units, co ordinating laminate work surfaces, inset stainless steel sink unit , space for cooker, plumbing for washing machine & dish washer, radiator, ceramic tiled floor, gas combi boiler, door to conservatory.

CONSERVATORY 13'6 x 8'8 (4.11m x 2.64m)

Brick built base with double glazed windows to rear elevation, poly carbonate roof, laminate flooring, double glazed door leading into garden.

LOUNGE 17'10 x 11'3 (5.44m x 3.43m)

Dual aspect room with PVCu double glazed window to front, PVCu French style double doors to rear garden. two radiators, stairs to first floor,

FIRST FLOOR

LANDING

Access to loft, built in storage cupboard, doors to all first floor rooms.

BEDROOM ONE 9'2 x 9 (2.79m x 2.74m)

Dual aspect room with PVCu double glazed windows to both front and rear elevations, range of fitted wardrobes to one wall, radiator.

BEDROOM TWO 11'4 x 9'1 (3.45m x 2.77m)

PVCu double glazed window to rear elevation, over stair storage cupboard, laminate flooring.

BEDROOM THREE 8'6 x 8'4 (2.59m x 2.54m)

PVCu double glazed window to front elevation, radiator, laminate flooring.

BATHROOM

PVCu double glazed window to front elevation, white

three piece suite comprising panel enclosed bath with shower over, pedestal wash hand basin, low level w.c, fully tiled to walls, radiator.

EXTERIOR

REAR GARDEN 37' x 37' (11.28m x 11.28m)

Commencing, extensive timber deck, leading to lawn, perimeter fencing, gate to side leading to garage and parking area.

GARAGE

Up & over door, parking to front, with additional allocated parking space

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.

- THREE BEDROOM HOUSE
- GROUND FLOOR CLOAKROOM W.C
- LOUNGE
- KITCHEN
- CONSERVATORY
- FAMILY BATHROOM
- 37 ft x 37 ft REAR GARDEN
- PVCu DOUBLE GLAZED WINDOWS & GAS FIRED CENTRAL HEATING
- GARAGE AND PARKING SPACE
- FREEHOLD, COUNCIL TAX BAND, EPC RATING C

