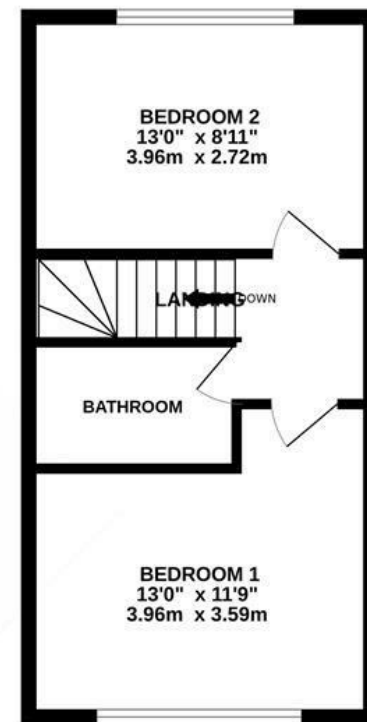
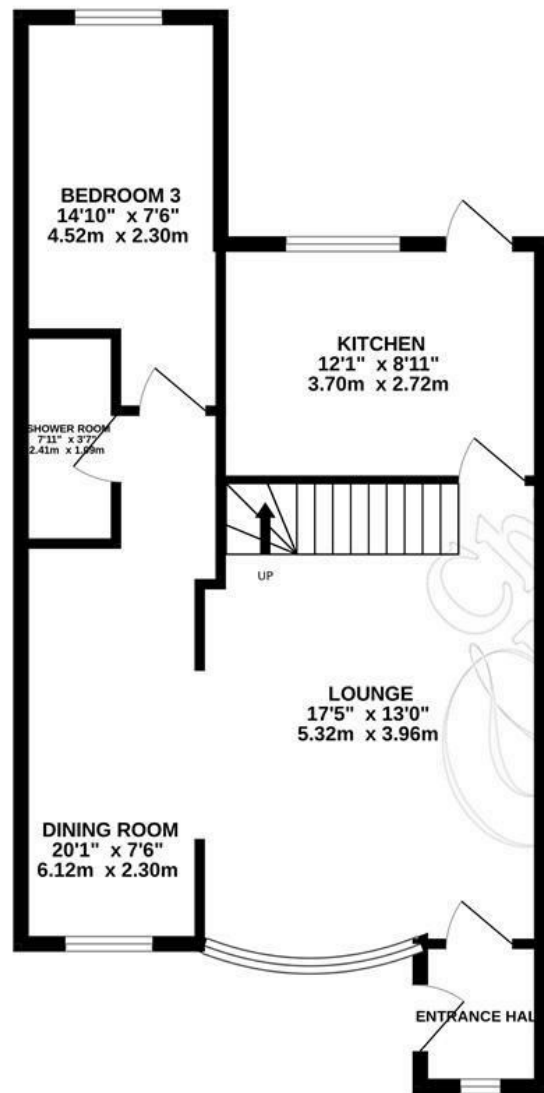


GROUND FLOOR  
612 sq.ft. (56.9 sq.m.) approx.

1ST FLOOR  
340 sq.ft. (31.6 sq.m.) approx.



TOTAL FLOOR AREA: 953 sq.ft. (88.5 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.  
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Tel: 01245 329429  
[swf@churchandhawes.com](mailto:swf@churchandhawes.com)

# Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



## 79 East Bridge Road, South Woodham Ferrers, CM3 5SD

This well proportioned semi-detached house in South Woodham Ferrers offers three bedrooms, including one conveniently located on the ground floor with adjacent shower room and two double bedrooms to the first floor with additional family three piece bathroom. Located in a no through road, the property features a separate dining room, perfect for entertaining. It is ideally situated with easy access to the rail station and local shops, making it a convenient choice for commuters. The house also boasts a delightful south facing garden and the frontage benefits from off street parking via the block paved driveway. Viewing comes highly recommended. Tenure: Freehold - Council Tax Band: C - EPC Rating: D

**Offers invited £350,000**



Accommodation

GROUND FLOOR

Entrance Porch

Lounge: 17'5 x 12'11 (5.31m x 3.94m)

Dining Room: 15'1 x 6'9 (4.60m x 2.06m)

Kitchen: 12'1 x 8'11 (3.68m x 2.72m)

Ground Floor Bedroom Three: 14'10 max x 6'9 (4.52m max x 2.06m)

Ground Floor Shower Room

FIRST FLOOR

Landing

Bedroom One: 13' x 11'10 max (3.96m x 3.61m max)

Bedroom Two: 13' x 9' (3.96m x 2.74m)

Family Bathroom

EXTERIOR

South Facing Rear Garden

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 him/herself 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.

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 enquires 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.

- Three Bedroom Semi Detached House

- Two Reception Rooms

- Ground Floor Shower Room

- Good Size Kitchen

- Two Double Bedrooms to First Floor

- South Facing Rear Garden

- Ample Off Street Parking

- Easy Access to Train Station, Local Shops and Town Centre

- Popular Residential Location

- Tenure: Freehold - Council Tax Band: C - EPC Rating: D

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

