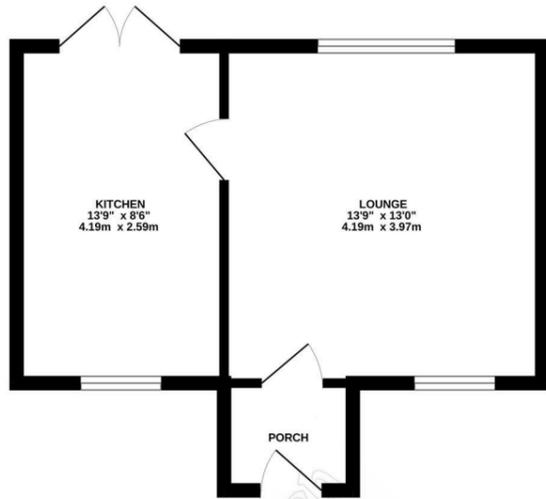
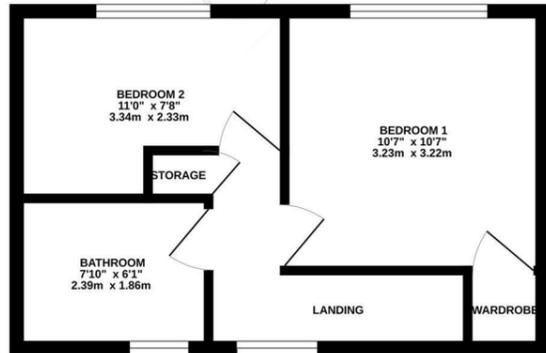


GROUND FLOOR  
319 sq.ft. (29.6 sq.m.) approx.

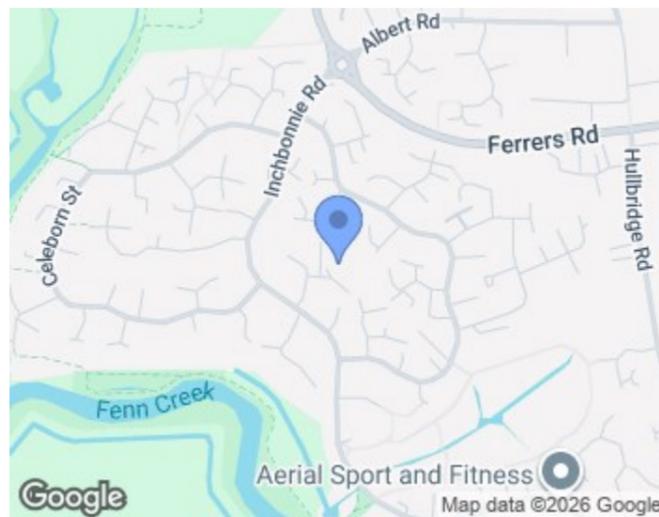


1ST FLOOR  
296 sq.ft. (27.5 sq.m.) approx.



TOTAL FLOOR AREA : 615 sq.ft. (57.1 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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# Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



## 11 Arwen Grove, South Woodham Ferrers, CM3 5ZJ

This two-bedroom mid-terrace house sits on a quiet mews in the "Lord of the Rings" area of South Woodham Ferrers. Compact but well laid-out at 710 square feet, it has everything you'd expect: two bedrooms, a reception room, a modern bathroom and a functional kitchen. Built in 1987, the house has been kept in good decorative order and benefits from a brand new Vaillant boiler, a welcome bonus for any new owner. To the rear, the low-maintenance garden with its artificial lawn is ideal if you'd rather spend weekends relaxing than weeding. There's also a detached garage and parking for two vehicles. The outlook is a genuine plus, the house faces onto a greensward, giving it a sense of space and greenery that's hard to put a price on. It's a peaceful spot, yet local amenities and transport links are within easy reach. Tenure: Freehold - Council Tax Band: C - EPC Rating: D

£325,000

### Porch

Approached via a neatly kept front garden with shaped shrubbery, the porch serves as a welcoming entrance to the home. It provides a practical space to store outdoor wear and offers a glimpse of exposed brickwork that adds character to this small but useful area.

### Lounge 13'9" x 13'0" (4.19m x 3.97m)

Bright and inviting, the lounge is spacious with two windows allowing natural light to fill the room. The space is arranged with comfortable sofas and a patterned rug that complements the curtains, creating a warm and relaxed atmosphere ideal for family gatherings or quiet evenings.

### Kitchen 13'9" x 8'6" (4.19m x 2.59m)

The kitchen is well-equipped and functional, featuring a range of light wood cabinetry and ample countertop space. Tiled flooring adds to the practicality of the room, while a window above the sink brings in daylight. French doors open to the garden, providing a lovely connection to the outdoors and making this an ideal space for casual dining or entertaining.

### Bedroom 1 10'7" x 10'7" (3.23m x 3.22m)

A peaceful double bedroom featuring floral wallpaper and light wood flooring, creating a calm and restful environment. The room benefits from a window overlooking the garden, with fitted wardrobes providing useful storage without compromising on space.

### Bedroom 2 11'0" x 7'8" (3.34m x 2.33m)

This second bedroom is cosy and bright, with a cheerful pink feature wall and ample natural light from the window. It is well suited for use as a single bedroom (whilst easily accommodating a double bed) or a study, making it a versatile space within the home.

### Bathroom 7'10" x 6'1" (2.39m x 1.86m)

The bathroom is modern and practical, fitted with a white suite including a bath with a shower overhead, a basin set into a vanity unit, and a toilet. The room is

complemented by tiled floors and a heated towel rail, with a window for natural light and ventilation.

### Rear Garden

The rear garden offers an inviting outdoor space with a mix of artificial lawn and paved seating areas. With space for a picnic bench, a fire pit area, and mature planting along the borders, providing a charming and low-maintenance garden perfect for relaxing or entertaining. There is also a useful outbuilding to the rear, adding storage potential.

### 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.

- 2 cosy bedrooms
- Modern bathroom
- Spacious reception room
- New Vaillant boiler
- Detached garage included
- Allocated parking space
- Low-maintenance garden
- Overlooks a greensward
- Quiet mews location
- Close to local amenities

