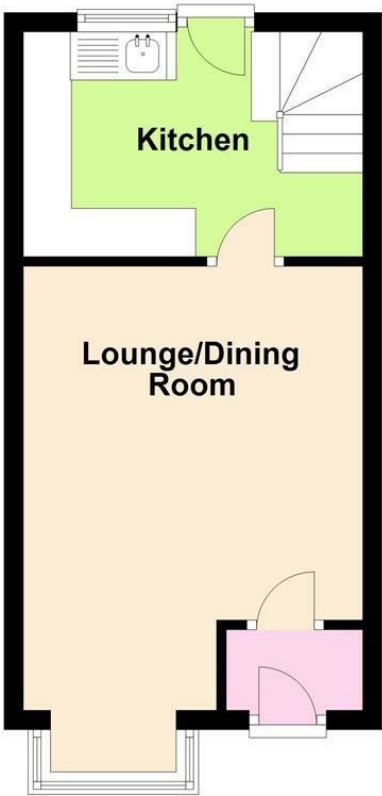


www.churchandhawes.com  
19 Reeves Way, South Woodham Ferrers,  
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**Church & Hawes**  
Est.1977

Estate Agents, Valuers, Letting & Management Agents

Ground Floor



First Floor



Produced by Property Trader 01245 323355Disclaimer:All floorplans are provided for informational and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way warrant the accuracy of the floorplan information and the floorplan layout and measurements may contain errors and omissions. We are not liable for and do not accept any liability relating to any loss or damage suffered as a direct or indirect result of use of any information You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your full requirements.  
Plan produced using PlanUp.



**7 Brunel Way, South Woodham Ferrers, Essex CM3 5RE**

Positioned with walking distance of SWF Rail Station and shops in a cul de sac, this delightful three bedroom freehold home features a lounge with square bay window, high gloss white kitchen overlooking the enclosed rear garden, newly installed three piece bathroom suite and three well proportioned bedrooms. Further benefits include entrance porch, two allocated parking spaces and PVCu double glazed windows. To the side is a Greensward perfect for exercising and dog walkers.  
Tenure: Freehold - Council Tax Band: C - EPC Rating: C

**£310,000**





ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

LOUNGE 17'6" x 11'8" (5.33 x 3.56)

KITCHEN 11'8" x 7'9" (3.56 x 2.36)

FIRST FLOOR

LANDING

BATHROOM

BEDROOM 1 11'8" x 11'1" (3.56 x 3.38)

BEDROOM 2 9'11" x 9'5" (3.02 x 2.87)

BEDROOM 3 8'1" x 7'10" (2.46 x 2.39)

EXTERIOR

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.

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 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 Terraced House
- Bay Fronted Lounge/Diner
- White High Gloss Kitchen
- White Shutters to Double Glazed Windows
- Beautiful, Modern Shower Room
- Stones Throw from Greensward, Perfect for Dog Walking
- Three Good Size Bedrooms
- Walking Distance of Station and Local Shops
- Two Allocated Car Parking Spaces
- Tenure: Freehold - Council Tax Band: C - EPC Rating: C

