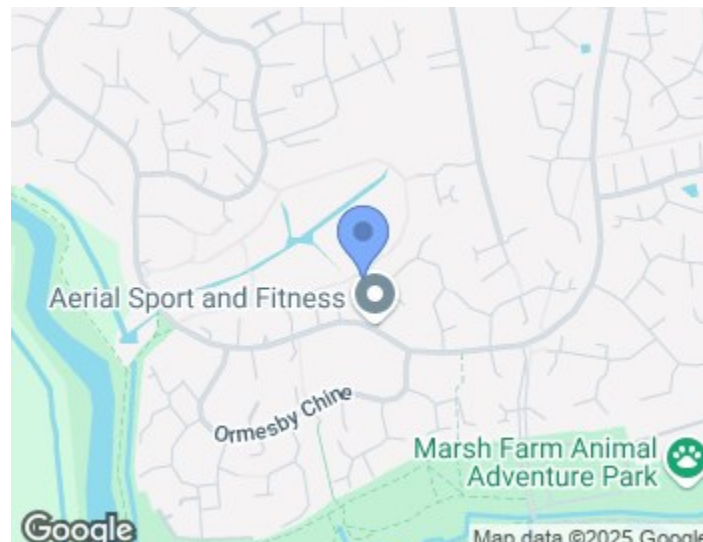


TOTAL FLOOR AREA: 1872 sq.ft. (174.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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



46 Drywoods, South Woodham Ferrers, CM3 5ZG

Presented to a beautiful standard and situated in one of the more desirable areas of South Woodham Ferrers, this executive four bedroom detached home is an absolute must see. The quality of the fixtures and decor becomes immediately apparent once you step into the property. Located next to the conservation area, this peaceful location is ideal for dog walkers and hiking enthusiasts. The current owners have been meticulous throughout from the stylish kitchen installed in recent years, contemporary sanitary ware in the bathroom, ensuite and shower room, to the spacious lounge opening to the roof terrace. Contact us today to book your appointment.

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

£675,000

Accommodation

GROUND FLOOR

Entrance Porch

Hallway

Ground Floor WC

Dining Room: 10'9 x 10'6 (3.28m x 3.20m)

Kitchen: 17'11 x 8'5 (5.46m x 2.57m)

Utility Room: 8'5 x 5'5 (2.57m x 1.65m)

Family Room: 16'10 x 12'5 (5.13m x 3.78m)

Integral Garage: 19'7 x 8'3 (5.97m x 2.51m)

FIRST FLOOR

Landing

Lounge: 18'3 x 14'1 (5.56m x 4.29m)

Roof Terrace: 16'10 x 12'5 (5.13m x 3.78m)

Family Bathroom

Bedroom Three: 11'10 max x 7' (3.61m max x 2.13m)

Bedroom Four: 9'3 x 8'7 (2.82m x 2.62m)

SECOND FLOOR

Master Bedroom: 15'1 x 12'6 (4.60m x 3.81m)

Ensuite Bathroom: 10' x 5'8 (3.05m x 1.73m)

Bedroom Two: 11'1 x 10'10 (3.38m x 3.30m)

Separate WC and Shower Cubicle

EXTERIOR

Rear Garden with Decked Area

Off Street Parking to Front

AGENT NOTES:

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.

- Stunning Executive Home

- Spacious & Elegant

- Impeccable Interior

- Prime Location

- Modern Kitchen

- Luxury Bathrooms

- Expansive Lounge

- Tranquil Surroundings

- Viewing Highly Recommended

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

