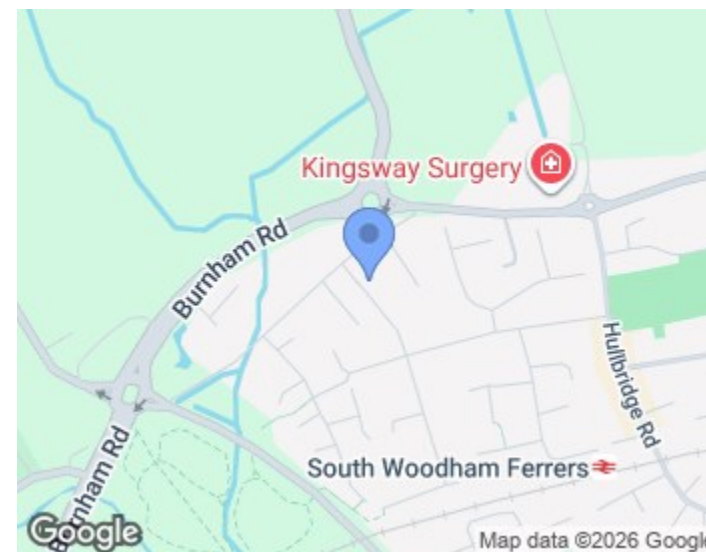


**TOTAL FLOOR AREA: 1236 sq.ft. (114.8 sq.m.) approx.**  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This 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



## 4 Elm Road, South Woodham Ferrers, CM3 5QE

We are delighted to present this truly exceptional four bedroom detached house. The owners have lovingly upgraded this beautiful home with a blend of modern and classic finishes throughout. No attention to detail has been missed. From the stunning bay fronted lounge with wood burner and a cosy cottage vibe, to the contemporary stylish kitchen with a stunning range of Smeg appliances to be included and the welcoming dining room which opens to the garden creating a delightful flow throughout. Other essentials to the ground floor for any family is the utility room, providing ample storage and the family "must have" of a ground floor WC. Four generous bedrooms provide flexible accommodation to the first floor with the master suite boasting fitted wardrobes and a beautiful en-suite shower room, while three additional bedrooms offer versatility for growing families or professional needs. The stunning three piece bathroom compliments this beautiful home making it truly ready to move into. NO ONWARD CHAIN. Viewing is something we wholeheartedly recommend. Tenure: Freehold - EPC Rating: C - Council Band: E

**Price £475,000**

## ACCOMMODATION

Entrance Hallway: 14'4" x 5'9" (4.37m x 1.75m)

Cloakroom: 4'3" x 2'4" (1.3m x 0.71m)

Lounge: 14'6" x 14'4">11'6" (4.42m x 4.37m>3.51m)

Dining Room: 11'2" x 9'0" (3.40m x 2.74m)

Kitchen: 9'3" x 9'0" (2.82m x 2.74m)

Utility Room: 9'0" max 6'5" (2.74m max 1.96m)

## FIRST FLOOR

Master Bedroom: 14'1" x 10'1" (4.29m x 3.07m)  
Benefitting with underfloor heating.

En-Suite Shower Room: 6'2" x 5'5" (1.88m x 1.65m)  
Benefitting with underfloor heating.

Bedroom Two: 12'1" x 8'2" (3.68m x 2.49m)

Bedroom Three: 10'8" x 9'1" (3.25m x 2.77m)

Bedroom Four: 9'9" x 7'8" ( 2.97m x 2.34m)

Family Bathroom: 8'8" x 5'5" (2.64m x 1.65m )  
Benefitting with underfloor heating.

## EXTERIOR

Enclosed Rear Garden

Integral Garage

Double Driveway with Parking

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.

- Spacious Entrance Hallway with Guest WC
- Large, Light & Airy Bay Fronted Lounge
- Separate Dining Room Ideal for Entertaining
- Modern Kitchen with Smeg Appliances
- Convenient Utility Room for Additional Storage
- Four Generous Bedrooms
- Master Suite with Fitted Wardrobes & En-Suite & Underfloor Heating
- Beautiful, Modern Family Bathroom with Underfloor Heating
- NO ONWARD CHAIN.
- Tenure: Freehold - EPC Rating: C - Council Band: E

