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Church & Hawes
Est.1977

Estate Agents, Valuers, Letting & Management Agents



58 Green Lane, South Woodham Ferrers, Essex CM3 5JQ

Price £410,000

Three bedroom semi detached Gough Cooper house featuring a mansard roof, situated within a quiet cul de sac setting, close to both shops and railway station, this property also benefits from a modern open plan kitchen/diner, further utility room and a ground floor w/c, three great sized bedrooms, modern re-fitted bathroom, PVCu double glazed windows and doors, 60ft rear garden plus driveway parking. Council Tax Band D, EPC – D , Freehold.







GROUND FLOOR
Entered via composite door leading into entrance hall.

ENTRANCE HALL
Stairs to first floor, ceramic tiled floor, radiator, understair storage cupboard.

LOUNGE 12'11" x 11'4" (3.94m x 3.45m)
PVCu double glazed bay window to front, double radiator, coved cornice to ceiling, laminate flooring, archway to kitchen/dining room.

KITCHEN/ DINING AREA 9'11 x 17'6 (3.02m x 5.33m)
PVCu double glazed window to rear elevation, fitted with a generous range of eye and base level units, incorporating glass display units, laminate work surface with one and a half bowl sink unit, integrated oven & hob with extractor, double glazed french style doors leading to garden , opening leading to living room, door leading to utility room

UTILITY ROOM 15'8 x 4'4 (4.78m x 1.32m)
Smooth ceiling with inset spot lights, laminate work surfaces, plumbing for washing machine, door leading to cloak room w.c.

GROUND FLOOR CLOAK ROOM W.C
PVCu double glazed window to rear elevation, modern white suite comprising low level w.c, wash hand basin with cupboard under & tiled splash back,

FIRST FLOOR

LANDING
PVCu double glazed window to side, built-in airing cupboard, loft space.

BEDROOM 1 13'1" x 9'0" (3.99 x 2.74)
PVCu double glazed window to front, radiator

BEDROOM 2 9'4" x 9'4" (2.84 x 2.84)
PVCu double glazed window to rear, radiator,

BEDROOM 3 9'5" x 8'0" (2.87 x 2.44)
PVCu double glazed window to front, radiator,

BATHROOM
PVCu obscure double glazed window to rear, re -fitted with panel enclosed bath with shower over, pedestal wash hand basin, low level w.c, chrome heated towel rail.

EXTERIOR

REAR GARDEN 60ft (18.29mft)
Commencing paved patio area, remainder laid to lawn with further paved hardstand, outside tap, door to garage.

GARAGE 24' x 7'7 (7.32m x 2.31m)
Up and over door, light and power connected, gas central heating boiler serving domestic hot water and central heating. Part Converted

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.

Some photographs may have been digitally enhanced using AI for illustrative purposes. These images are intended to help prospective purchasers visualise the property and should not be relied upon as an exact representation of its current appearance or condition. No structural alterations are intended to be depicted. Purchasers should satisfy themselves as to the property's condition and features during their viewing.

MONEY LAUNDERING REGULATIONS (AML) and FINANCIAL SANCTION REGULATIONS:

In accordance with UK Anti-Money Laundering regulations, Church & Hawes are legally required to verify the identity of all purchasers before a property transaction can proceed. Church & Hawes use an online digital identification verification and compliance platform to carry out these important checks on our/your behalf.

A verification fee payable in advance of £40 per person (including VAT) will apply.

These checks must be completed and successfully verified before we are able to progress with the purchase.

Buyers will also be required to complete an Anti Money Laundering Source/Proof of Funds & Buyer Story Questionnaire

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.









