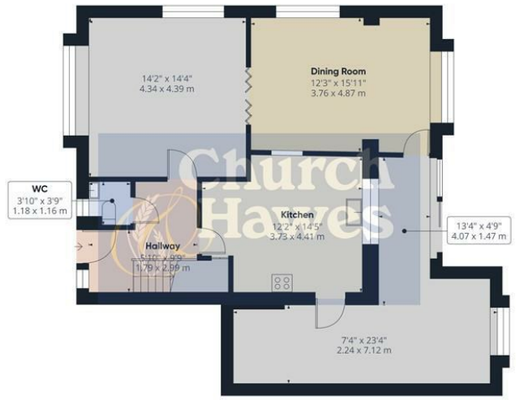
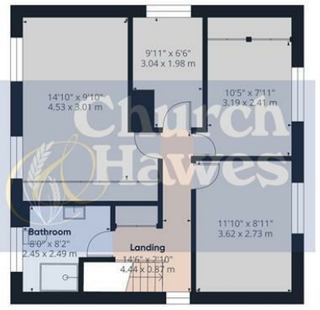


Floor 0



Floor 1

Approximate total area(1)

1507 ft²

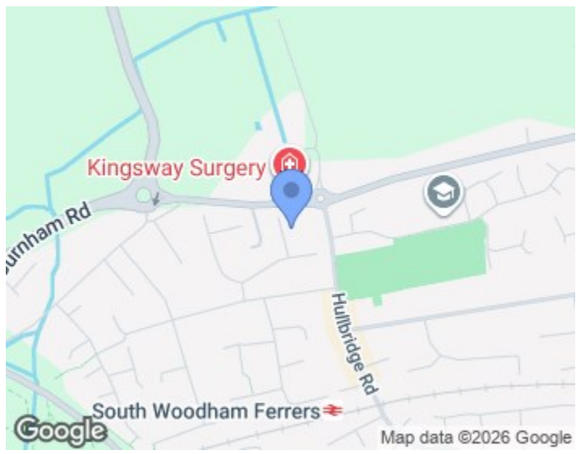
140.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





www.churchandhawes.com
19 Reeves Way, South Woodham Ferrers,
Essex, CM3 5XF
Tel: 01245 329429
swf@churchandhawes.com

Church & Hawes
Est.1977

Estate Agents, Valuers, Letting & Management Agents



6 The Tabrums, Chelmsford, CM3 5QJ

Situated in the popular residential location of The Tabrums, South Woodham Ferrers, this spacious four-bedroom detached property offers an exciting opportunity for buyers looking to create their ideal family home.

Offering generous accommodation throughout, the property provides plenty of space for growing families, with four well-proportioned bedrooms and excellent scope for modernisation.

Externally, the property boasts a spacious rear garden, providing plenty of room for outdoor entertaining, family activities or simply enjoying the sunshine. To the front, a large driveway offers ample off-road parking, adding to the practicality of this appealing home.

The property offers fantastic potential for someone looking to put their own stamp on a property and add value over time.

Conveniently located within the popular town of South Woodham Ferrers, the property is well placed for local amenities, schools, shops and transport links.

Being offered for sale with NO ONWARD CHAIN, this is a fantastic opportunity to acquire a substantial detached home in a sought-after location, with huge potential to transform into a wonderful family residence.

Early viewing is strongly recommended to appreciate the space, location and potential this property has to offer.
EPC rating D- Freehold- Council Tax Band E

Price £515,000

Church Hawes Countryside
COVERING MID ESSEX TO THE EAST COAST SINCE 1977
The Property Ombudsman

Hallway 5'10" x 9'9" (1.79 x 2.99)
Spacious entrance hall with access to stairs, kitchen, lounge and downstairs WC.

Lounge 14'2" x 14'4" (4.34 x 4.39)
Spacious lounge area with double doors leading to dining room. Large double glazed window and radiator.

Dining Room 12'4" x 15'11" (3.76 x 4.87)
Large dining room with double doors into lounge area with radiator.

Kitchen 12'2" x 14'5" (3.73 x 4.41)
Large fitted kitchen in the heart of the home with access into hallway and second reception room with window looking through to garden.

Second Lounge 2.24 x 7.12 (0.61m.7.32m x 2.13m.3.66m)
Second L shaped reception room with access to the kitchen with space to the rear of the property overlooking the garden.

Downstairs WC 1.18 x 1.16 (0.30m.5.49m x 0.30m.4.88m)
Downstairs WC with WC, hand basin and radiator with double glazed window.

Master bedroom 46'3" x 29'10" (14.10 x 9.10)
Master bedroom with large fitted wardrobes. Double glazed windows and radiator.

Bedroom Two 11'10" x 8'11" (3.62 x 2.73)
Second double bedroom with double glazed window and radiator.

Bedroom Three 10'5" x 11'2" (3.19 x 3.41)
Third double bedroom with fitted storage, double glazed window and radiator.

Bedroom Four 9'11" x 6'5" (3.04 x 1.98)
Single bedroom or perfect to use as a study/home office. With double glazed window and radiator.

Shower Room 8'0" x 8'2" (2.45 x 2.49)
Large modernised shower room with WC, hand basin and radiator, with double glazed window.

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.

- Large Detached Property
- Four Large Bedrooms
- Spacious Private Garden
- Large Driveway
- Close to Local Shops & Amenities
- Chain Free
- Plenty Of Potential
- EPC Rating D
- Freehold
- Council Tax Band E








COVERING MID ESSEX TO THE EAST COAST SINCE 1977