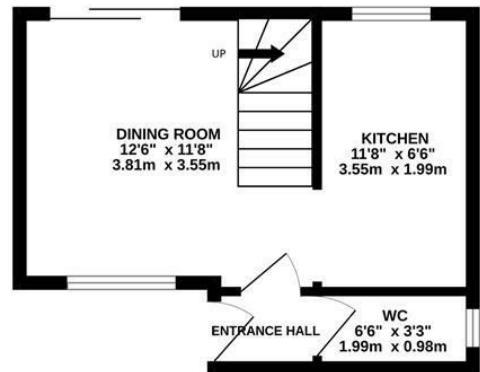
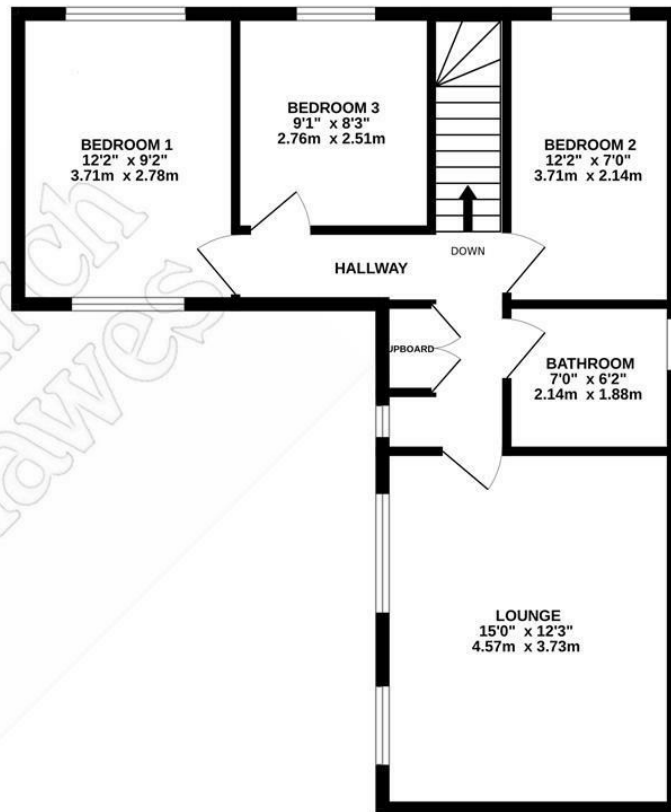


GROUND FLOOR
254 sq.ft. (23.6 sq.m.) approx.



1ST FLOOR
594 sq.ft. (55.1 sq.m.) approx.



TOTAL FLOOR AREA : 847 sq.ft. (78.7 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

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Estate Agents, Valuers, Letting & Management Agents



45 Keats Square, South Woodham Ferrers, Essex CM3 5XZ

Nestled in Keats Square, this beautifully presented coach house is an ideal opportunity for first-time buyers or those seeking to downsize. With three well-proportioned bedrooms and two inviting reception rooms, this home offers ample space for comfortable living. The property boasts a modern kitchen that reflects the owners' meticulous attention to detail, ensuring both style and functionality. The exquisite four-piece bathroom adds a touch of luxury. Each of the three bedrooms is generously sized, the third being ideal for WFH. In addition to the interior's appealing features, the house includes a separate dining room, ideal for entertaining guests. The integral carport and additional parking at the rear offer convenience for those with vehicles, accommodating up to two cars. Location is a significant advantage of this property, as it is within walking distance of the town centre and the railway station, making commuting and local amenities easily accessible. This freehold property falls under Council Tax Band C, and while the Energy Performance Certificate (EPC) rating is to be confirmed, the overall standard of the home is exceptional. This delightful residence is not to be missed, offering a perfect blend of comfort, style, and convenience.

£305,000

Accommodation

GROUND FLOOR

Hallway

Ground Floor Cloakroom

Dining Room: 12' x 11'2 (3.66m x 3.40m)

Kitchen: 11'8 x 6'8 (3.56m x 2.03m)

FIRST FLOOR

Lounge: 15' x 12'3 (4.57m x 3.73m)

Bedroom One: 12'3 x 9'2 (3.73m x 2.79m)

Bedroom Two: 12'2 x 7' (3.71m x 2.13m)

Bedroom Three: 9'1 x 8'3 (2.77m x 2.51m)

Modern Family Bathroom

EXTERIOR

Rear Garden

Carport

Parking Space to Rear

AGENTS NOTES

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.

- Three spacious bedrooms
- Two elegant reception rooms
- Modern kitchen design
- Exquisite four-piece bathroom
- Integral carport included
- Additional rear parking
- Walking distance to town & close to station
- PVCu double glazing & gas central heating
- Perfect for first-time buyers
- Ideal for downsizing

