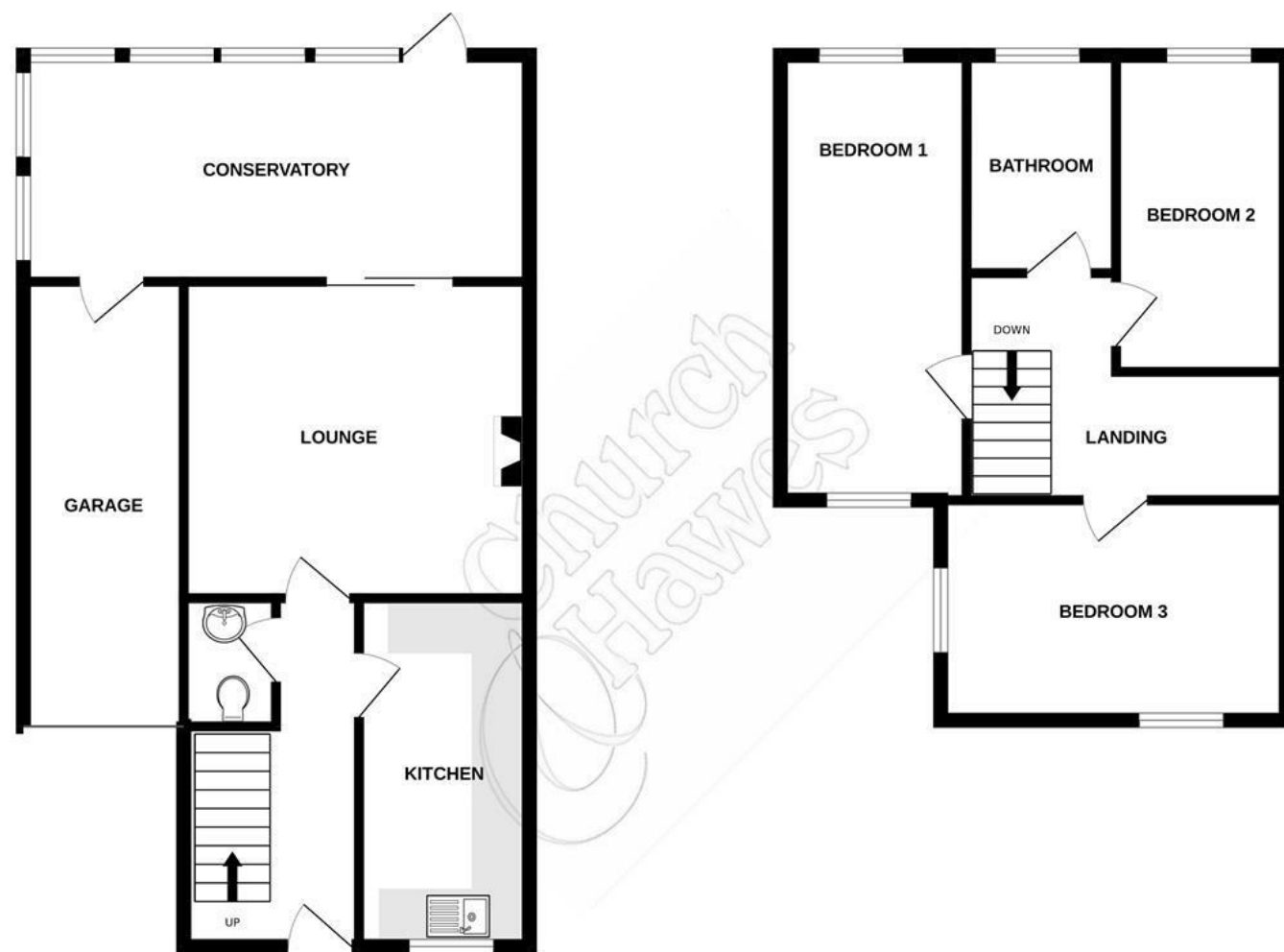


GROUND FLOOR

1ST FLOOR



3 BEDROOM HOUSE

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

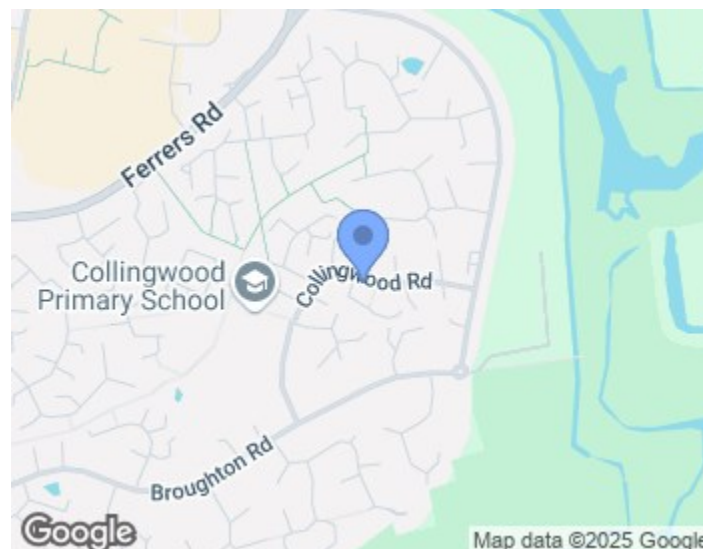
Estate Agents, Valuers, Letting & Management Agents



## 69 Collingwood Road, South Woodham Ferrers, Essex CM3 5YH

A deceptively spacious and well presented three bedroom house situated within the sought after Clements Creek location and just a short walk from Collingwood primary school. This particular home features a modern fitted kitchen & bathroom, ground floor cloak room w.c, lounge with adjacent 18ft conservatory overlooking the southerly facing landscaped rear garden. Other features include PVCu double glazed windows and doors, gas fired central heating, garage and driveway parking. Freehold. Council Tax Band D. EPC rating C

Price £350,000





**GROUND FLOOR**

Entered via composite PVCu door into: -

**ENTRANCE HALL**

Ceramic tiled floor, radiator. stairs to first floor, doors to lounge, kitchen and ground floor cloak room w.c.

**CLOAKROOM/W.C.**

High spec low level w.c., wash hand basin, majority tiled to walls.

**KITCHEN 11'10" x 7'1" (3.61m x 2.16m)**

PVCu double glazed window to front elevation, generous range of fitted eye and base level units, laminate work surfaces, inset stainless steel single drainer sink unit, integrated oven and hob with extractor fan, plinth heater, ceramic tiled floor, gas central heating boiler, integrated washing machine, plumbing for dishwasher.

**LOUNGE 13'4" x 12'2" (4.06m x 3.71m)**

Double radiator, coved cornice to smooth ceiling, feature fireplace, double glazed sliding doors to: -

**CONSERVATORY 18'2" x 7'6" (5.54m x 2.29m)**

Brick built base with PVCu double glazed windows to rear and side, polycarbonate roof, two radiators, ceramic tiled floor, French doors to rear garden, door into garage.

**FIRST FLOOR**

**LANDING**

Access to storage cupboard and loft, doors to all first floor rooms.

**BEDROOM 1 15'4" x 8'6" (4.67m x 2.59m)**

Dual aspect room with PVCu double glazed windows to front and rear, radiator, coved cornice to textured ceiling.

**BEDROOM 2 12'4" x 7' (3.76m x 2.13m)**

PVCu double glazed window to rear elevation, radiator, textured ceiling, wall mounted triple wardrobe with drawers under.

**BEDROOM 3 10' x 8' (3.05m x 2.44m)**

PVCu double glazed window to front elevation, radiator, textured ceiling, built-in wardrobes.

**BATHROOM**

Modern shower/bath, pedestal wash hand basin, low level w.c., PVCu double glazed window to rear elevation, tiled to walls and floor.

**EXTERIOR**

**REAR GARDEN 31' approx. (9.45m approx.)**

South facing landscaped garden, with central lawn, raised flower and shrub beds, gate to rear.

**GARAGE**

Remote controlled up and over door, power and light.

**AGENTS NOTES**

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 him/herself 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.

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.

- THREE BEDROOM HOUSE
- GROUND FLOOR CLOAK ROOM W.C
- LOUNGE
- FITTED KITCHEN
- FAMILY BATHROOM
- DOUBLE GLAZED CONSERVATORY
- LANDSCAPED REAR GARDEN
- DOUBLE GLAZED AND GAS CENTRAL HEATING
- GARAGE AND DRIVEWAY PARKING
- FREEHOLD, COUNCIL TAX BAND D. EPC RATING C

