



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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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.

£315,000





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

The housing market in South Woodham Ferrers is an attractive option for those looking to purchase a home. Located on the River Crouch, this charming town offers a variety of amenities and attractions that make it an ideal place to live. With its close proximity to London, there are plenty of job opportunities available as well as easy access to public transportation links. The housing market in South Woodham Ferrers is diverse with properties ranging from quaint cottages and traditional terraced houses through modern apartments and luxury homes; there's something for everyone here!

Property prices have been steadily rising over the past few years due mainly to demand outstripping supply; however, they remain relatively affordable compared with other areas within Essex or East Anglia.

Overall, South Woodham Ferrers provides prospective homeowners with great value for money when it comes to purchasing property in this area – whether you’re looking for your first home or wanting somewhere more luxurious! With its excellent transport links into London coupled with all of the local amenities on offer nearby - not forgetting some stunning scenery along riverbank walks - living here could be just what you need if you’re searching for your perfect new abode!

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 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

