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Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



18 Blake Court, South Woodham Ferrers, Essex CM3 5XY Price £320,000

An exceptionally well presented freehold three bedroom family home situated within a pleasant location overlooking greensward, convenient for town centre, and Collingwood primary school. Featuring a good size modern fitted kitchen with integrated appliances, spacious lounge, modern white bathroom, and master bedroom with fitted wardrobes. Other features include PVCu double glazed windows and french style doors, gas fired central heating via combi boiler installed April 2026, front and rear gardens plus allocated covered car port with additional visitor car parking. Council Tax Band C
EPC rating C
Carport service charge £175 per annum



GROUND FLOOR

ENTRANCE HALL

Entered via composite door into open plan hallway.

KITCHEN 16'4 x 11'4 (4.98m x 3.45m)

Two PVCu double glazed windows to rear elevation, PVCu double glazed window to front elevation. Generously fitted with a range of cream Shaker style eye and base level units with co coordinating work surfaces, integrated oven & grill, halogen hob with extractor hood over, integrated fridge freezer, washing machine and dishwasher, inset one and half bowl sink unit with mixer tap. smooth ceiling, door to lounge.

LOUNGE 17' x 10' (5.18m x 3.05m)

Dual aspect room the PVCu double glazed window to front elevation, PVCu french style doors leading to rear garden, feature fireplace, radiator, smooth ceiling.

FIRST FLOOR

LANDING

PVCu double glazed window to rear elevation, built in storage cupboard, further built in airing cupboard housing combi boiler, smooth ceiling, doors to all first floor rooms.

BEDROOM ONE 10'8 x 10'1 plus door recess (3.25m x 3.07m plus door recess)

PVCu double glazed window to front elevation, range of fitted wardrobes to on wall, radiator, coved to smooth ceiling.

BEDROOM TWO 10'7 x 8'3 (3.23m x 2.51m)

PVCu double glazed window to front elevation, radiator, smooth ceiling.

BEDROOM THREE 7'2 x 7 (2.18m x 2.13m)

PVCu double glazed window to rear elevation, radiator, smooth ceiling.

BATHROOM

Modern white suite comprising shower bath with chrome mixer tap mains shower over, vanity unit with inset wash basin, cupboards under, back to wall w.c, tiled to walls, chrome heated towel rail, fully tiled to walls and floor.

EXTERIOR

FRONT GARDEN

Enclosed picket fence with gate, pathway to front door, remainder laid to lawn, flower and shrub bed.

REAR GARDEN 23' x 16 (7.01m x 4.88m)

Low maintenance rear garden, fully paved hard stand for timber shed, perimeter fence with gate leading to allocated car ports.

CAR PORT

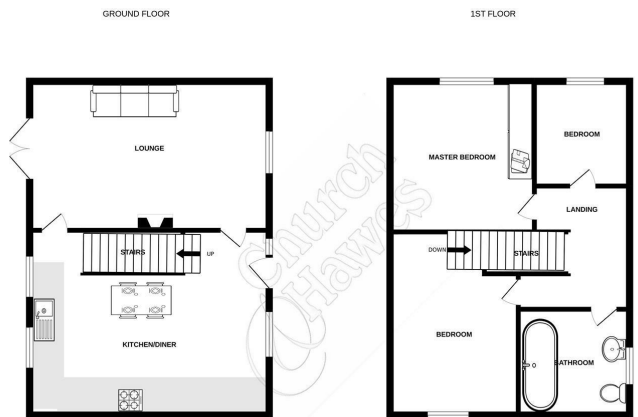
Allocated car port parking.

AGENTS NOTES

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.



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, ceiling, window and door sizes are approximate and are intended to guide the buyer's general impression of the property. The services, systems and appliances shown have not been tested and no guarantee is given in respect of their condition or operation.
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