



Ground Floor



1st Floor



7 Collingwood Road, South Woodham Ferrers, Essex CM3 5YB

Pleasantly located just a short walk from both Collingwood primary school and Clements Green Creek, this well presented , three bedroom family home features a modern spacious kitchen/diner, dual aspect lounge, ground floor cloak/room W.C plus play room/study on the ground floor, with further family bathroom, PVCu double glazed windows & doors, PVCu fascias and soffits, gas central heating and south facing rear garden. The garage is currently converted into an office, but can easily be returned to its original use. Viewing comes highly recommended.

£375,000



GROUND FLOOR

ENTRANCE HALL

Entered via PVCu double glazed door with canopy roof over, leading into entrance hall, laminate flooring, radiator, stairs to first floor with under stair storage cupboard, coved cornice smooth ceiling.

CLOAKROOM

PVCu obscure double glazed window to front elevation, wash hand basin with tiled splash backs , low level w.c, radiator, laminate flooring.

LOUNGE 16'10 x 11'3 (5.13m x 3.43m)

Dual aspect room with PVCu double glazed window to front elevation also double doors leading out to rear garden, chimney breast with recess, two radiators, coved cornice to smooth ceiling.

KITCHEN/DINER 15'10 x 10'2 (4.83m x 3.10m)

Generously fitted with a range of cream moulded eye & base level units, solid wood work surfaces, space for range style cooker with extractor canopy over, further space for american style fridge/freezer, plumbing for washing machine and dishwasher, smooth ceiling with inset spotlights, lamiante floor, PVCu double glazed window to rear also PVCu double glazed double doors leading out to rear garden.

PLAY ROOM/STUDY 9'5 x 7'7 (2.87m x 2.31m)

PVCu double glazed window to front elevation, radiator, coved cornice to smooth ceiling, laminate flooring.

FIRST FLOOR

LANDING

PVCu double glazed window to front elevation, coved cornice to smooth ceiling, access to loft via ladder with light, combi-boiler in loft, airing cupboard, fitted carpet.

BEDROOM 1 16'11" x 10'11" (5.16m x 3.33m)

PVCu sealed unit double glazed window to rear, coved cornice to smooth ceiling, radiator, TV and telephone points, laminate flooring.

BEDROOM 2 10' x 8'11" (3.05m x 2.72m)

PVCu sealed unit double glazed window to rear, coved cornice to textured ceiling, TV point, fitted carpet.

BEDROOM 3 8'11" x 6'8" (2.72m x 2.03m)

PVCu sealed unit double glazed window to rear, coved cornice to textured ceiling, radiator, laminate floor.

BATHROOM

Obscure PVCu sealed unit double glazed window to front, smooth ceiling, heated towel rail, white suite comprising wall hung wash hand basin, low level w.c., fully tiled walls, halogen downlighters, extractor fan, panel enclosed bath with mixer tap and shower.

EXTERIOR

REAR

Paved patio with pergola over leading to lawns with flower and shrub borders, outside tap and light, secluded southerly aspect, 3G enclosed play area, further enclosed timber deck area with lighting, enclosed fencing.

GARAGE

Currently being used as a gym (but easily converted to its original use), sealed unit PVCu double glazed window to side, sealed unit PVCu double glazed door to rear, smooth plaster ceiling, light and power, up and over door.

FRONT

Pea shingle driveway to garage, flower and shrub garden, access to rear garden, parking for two/three cars.

AGENTS NOTE

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 – Sunday 10am-1pm

- Three bedrooms
- White bathroom suite
- Dual asect lounge
- Kitchen/diner
- Playroom/Family room
- Ground floor cloakroom
- Rear garden
- Garage
- Convenient for town centre
- Sought after location

