



Fambridge Road, Althorne
CM3 6BZ

CURTIS O'BOYLE

Sales & Lettings



Fambridge Road, Althorne CM3 6BZ £995,000

Boasting stunning views across the River Crouch and surrounding countryside and an impressive 1.61 acre plot we are pleased to offer for sale this detached family home with double garage situated within the popular village of Althorne convenient for the local railway station.

ENTRANCE LOBBY Obscure double glazed French doors and sidelights to front aspect, glazed door and side lights to reception hall.

RECEPTION HALL 15' 9" x 9' 11" (4.8m x 3.02m) Coved to smooth ceiling, radiator, stairs to first floor.

STUDY 14' 10" x 8' 11" (4.52m x 2.72m) Double glazed window to front aspect, radiator, coved to smooth ceiling.

LOUNGE 20' 4" x 14' 10" (6.2m x 4.52m) Double glazed French doors to rear and side aspects, ornate coving to smooth ceiling, two radiators, feature fireplace with electric fire.

DINING ROOM 17' 1" x 14' 11" (5.21m x 4.55m) Double glazed windows to front and side aspects, radiator, ornate coving to textured ceiling.

KITCHEN 12' x 11' 10" (3.66m x 3.61m) Double glazed window to rear aspect, fitted base and wall units, one and a quarter bowl stainless steel sink unit with mixer tap inset onto worktops, integrated dishwasher and fridge, gas and electric range cooker, wood effect laminated flooring, tiled splashbacks, radiator, smooth ceiling with inset downlights.

UTILITY 9' 8" x 8' 9" (2.95m x 2.67m) Double glazed door to rear garden, double glazed window to rear aspect, radiator, stainless steel sink unit with mixer tap inset into base unit, space for washing machine, wood effect laminated flooring.

WC 5' 10" x 2' 10" (1.78m x 0.86m) Obscure double glazed window to rear aspect, radiator, close coupled WC, vanity wash hand basin, wood effect laminated flooring, tiled walls, textured ceiling.

FIRST FLOOR LANDING Double glazed window to rear aspect, radiator, coved to smooth ceiling, loft access, airing cupboard housing boiler and hot water tank.

BEDROOM ONE 14' 11" x 12' 5" (4.55m x 3.78m) Double glazed window to front aspect, radiator, fitted wardrobes, textured and coved ceiling door to ensuite.

ENSUITE 11' 7" x 2' 9" (3.53m x 0.84m) Obscure double glazed window to side aspect, smooth ceiling, close coupled WC, vanity wash hand basin, shower cubicle, heated towel rail, tiled walls.

BEDROOM TWO 15' x 13' 10" (4.57m x 4.22m) Double glazed window to rear aspect, radiator, fitted wardrobes, coved to smooth ceiling with inset downlights, wood effect laminated.

BEDROOM THREE 15' x 10' 8" (4.57m x 3.25m) Double glazed window to front aspect, radiator, coved to smooth ceiling, fitted wardrobes.

BEDROOM FOUR 10' 1" x 9' 1" (3.07m x 2.77m) Double glazed window to front aspect, radiator, coved to smooth ceiling, wood effect laminated flooring.

BATHROOM 10' 9" x 8' 8" (3.28m x 2.64m) Obscure double glazed window to rear aspect, radiator, panelled bath with mixer taps, twin vanity wash hand basins, corner close coupled WC, shower cubicle, extractor fan, tiled walls.

DOUBLE GARAGE 21' 6" x 17' 9" (6.55m x 5.41m) Two electric up and over doors to front aspect, eaves storage space, double glazed door to side aspect, opening to LARGE WORKSHOP to rear.

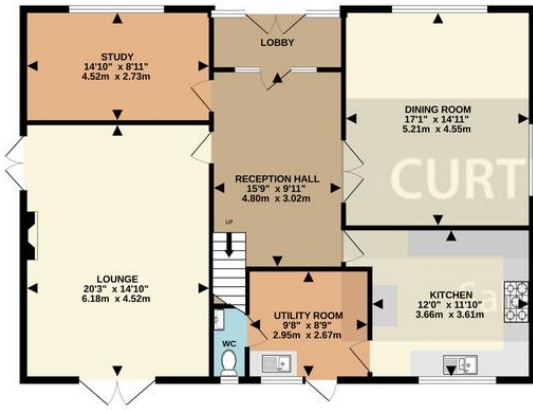
REAR GARDEN 1.61 Acres overall plot size. Paved patio area, double gate access to one side, mostly laid to lawn with gated field to rear used in the past to keep animals.

FRONT GARDEN Block paved in and out driveway, area laid to lawn.

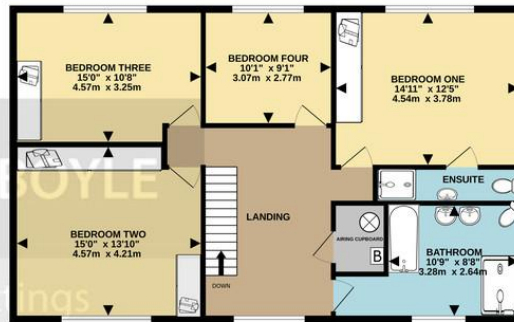


To view this property call Curtis O' Boyle Estate Agents on **01621 855558**

GROUND FLOOR
1167 sq.ft. (108.4 sq.m.) approx.



1ST FLOOR
982 sq.ft. (91.3 sq.m.) approx.



TOTAL FLOOR AREA: 2150 sq.ft. (199.7 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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