



CURTIS O'BOYLE

Sales & Lettings

The Avenue, North Fambridge

CM3 6LZ



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£740,000

Offered with no onward chain a substantial detached family home conveniently situated for North Fambridge railway station and beautiful riverside walks along the Crouch estuary. Large plot with driveway for several cars and a detached double garage. Accommodation includes a spacious reception hall, open plan kitchen/family/dining room, lounge, study, utility room and WC to ground floor. To the first floor there are four double bedrooms with ensuite to master and a large family bathroom.

ENTRANCE HALL Timber entrance door, double glazed window to front aspect, wood effect laminated flooring, coved to smooth ceiling, stairs to first floor, two radiators, understairs cupboard.

STUDY 8' 8" x 5' 8" (2.64m x 1.73m) Two double glazed windows to front aspect, radiator, coved to smooth ceiling.

LOUNGE 21' 1" x 11' 7" (6.43m x 3.53m) Double glazed window to front aspect, double glazed French doors to rear garden, two radiators, feature fireplace, coved to smooth ceiling.

FAMILY/DINING AREA 18' 8" x 9' 7" (5.69m x 2.92m) Three double glazed windows to side aspects, glazed French doors to rear garden, coved to smooth ceiling with inset downlighters, wood effect laminated flooring, open plan to kitchen.

KITCHEN 11' 10" x 10' 1" (3.61m x 3.07m) Double glazed window to rear aspect, coved to smooth ceiling with inset downlighters, fitted base and wall units, twin stainless steel sink bowls with mixer taps inset into worktops, integrated dishwasher and fridge/freezer, built in electric double oven and four ring hob with hood above, tiled splashbacks.

UTILITY ROOM 7' 11" x 5' 7" (2.41m x 1.7m) Obscure double glazed door to side aspects, coved to smooth ceiling, oil fired boiler, fitted base and wall units, stainless steel sink unit with mixer tap inset into worktops, tiled splashbacks, space for washing machine.

WC 7' 10" x 4' 4" (2.39m x 1.32m) Obscure double glazed window to side aspect, radiator, coved to smooth ceiling with inset downlighters, radiator, close coupled WC, wash hand basin, tiled floor.

FIRST FLOOR LANDING Double glazed window to front aspect, coved to smooth ceiling, airing cupboard.

BEDROOM ONE 14' 2" x 11' 11" (4.32m x 3.63m) Double glazed window to rear aspect, radiator, coved to smooth ceiling, built in wardrobe, door to ensuite.

ENSUITE Double glazed window to side aspect, heated towel rail, tiled shower cubicle, close couple WC, vanity wash hand basin, tiled splashbacks, coved to smooth ceiling with inset downlighters, tiled floor, electric shaver point, extractor fan.

BEDROOM TWO 12' 1" x 11' 7" (3.68m x 3.53m) Double glazed window to front aspect, radiator, coved to smooth ceiling, loft access.

BEDROOM THREE 12' x 11' 7" (3.66m x 3.53m) Double glazed window to rear aspect, radiator, coved to smooth ceiling.

BEDROOM FOUR 11' 7" x 8' 10" (3.53m x 2.69m) Double glazed window to front aspect, radiator, coved to smooth ceiling.

BATHROOM Double glazed window to rear aspect, heated towel rail, coved to smooth ceiling with inset downlighters, extractor fan, electric shaver point, panelled bath with mixer tap and shower over, close coupled WC, vanity wash hand basin, tiled floor, tiled splashbacks, linen cupboard.

REAR GARDEN 57' x 49' (17.4m x 15m) approx. Paved patio area, remainder mostly laid to lawn, panelled fencing, gated side access.

FRONT GARDEN Gated shingle driveway for several cars, area laid to lawn.

DOUBLE GARAGE 17' 10" x 17' 5" (5.44m x 5.31m) Two up and over doors, window to side aspect, glazed door to side aspect, power and light connected.



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

GROUND FLOOR
1193 sq.ft. (110.8 sq.m.) approx.

1ST FLOOR
781 sq.ft. (72.5 sq.m.) approx.



TOTAL FLOOR AREA: 1974 sq.ft. (183.4 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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