



PORTFOLIO
from



william h brown

The Avenue, North Fambridge

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Situated on a third of an acre in the sought-after riverside village of North Fambridge, with its Train Station, Yacht Club and historic local pub, is this impressive family residence, with accommodation extending to over 2700 sq ft.



Entrance Porch

Covered porch area, part glazed composite door to:-

Entrance Hall

Double glazed UPVC window to front, oak staircase rising to first floor, under-floor heating, coat cupboard, doors to:-

Cloakroom

Modern white suite comprising low level WC and vanity basin, under-floor heating, extractor.

Study/Office

Double glazed UPVC window to side, under-floor heating, door to garage, door to:-

Play Room/Snug

Double glazed UPVC French doors to side, vanity basin, under-floor heating.

Lounge

Double glazed UPVC windows to front and side, French doors with flag windows to rear opening to the garden, centrepiece gas fire place, under-floor heating, double doors to:-



Kitchen/Dining/Family Room

Double glazed UPVC windows to side and rear, box bay window with inset French doors to rear opening onto the garden. Bespoke fitted kitchen comprising one and a half bowl sink and drainer with Qooker tap set in quartz work tops with matching quartz upstands and a range of eye and base level units. Centrepiece quartz clad island breakfast bar with five ring gas hob and extractor over, integrated fridge freezer and dishwasher, space and plumbing for American style fridge freezer, under-floor heating throughout, door returning to entrance hall, door to:-

Utility Room

Part glazed door to side, sink and drainer set in Quartz work tops with matching upstands and range of eye and base level units, space for washing machine and tumble dryer, under-floor heating.

Landing

Galleried landing with loft access, airing cupboard, doors to:-

Bedroom One

Dual aspect with double glazed UPVC windows to sides, air conditioning, radiators, open to:-

Dressing Room

Fitted wardrobes with sliding mirrored doors, door to:-

En Suite

Double glazed UPVC window to side, contemporary suite comprising walk in oversized shower, low level WC and vanity basin, part tiled walls, heated towel rail.

Bedroom Two

Double glazed UPVC window to rear overlooking the garden, radiator, door to:-

En Suite

Double glazed UPVC window to rear, white suite comprising double shower, low level WC and corner basin, heated towel rail.

Bedroom Three

Double glazed UPVC window to front, radiator, door to Jack and Jill Bathroom.

Bedroom Four

Double glazed UPVC window to rear overlooking the garden, radiator.

Bedroom Five

Double glazed UPVC window to rear overlooking the garden. radiator.

Jack And Jill Bathroom

Double glazed UPVC window to front, luxury contemporary suite comprising free standing bath, separate shower, low level WC and pedestal basin, part tiled walls, heated towel rail.





Outside

Front

Generous shingle forecourt driveway with five bar gate, providing off road parking for numerous vehicles and leading to the garage. Screened by tall laurel hedging and featuring mature trees and shrubs, EV charge point, gated side access to:-

Rear Garden

Enclosed by panel fence and extending to in excess of 130 FT, predominately laid to lawn with raised composite decked seating area and range of mature well kept flower and shrub borders, side courtyard garden with storage shed, oil tank and oil boiler.

Home Office / Summer House

Timber construction with windows and French doors opening to the garden, power, light and internet connected, air conditioning.

Double Garage

Twin up and over doors, power, light, eaves storage and door to property.





Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

The Avenue, North Fambridge

The property is situated within the desirable village of North Fambridge on the North bank of the River Crouch, and is within a short walk of its picturesque marina and historic local pub the Ferry Boat Inn, as well as beautiful walks along the waterfront and through open farmland and nature reserve to enjoy the wealth of local wildlife. The village also boasts a train station with services and links to London Liverpool Street, making it ideal for occasional or daily commuters.

The property itself offers an ideal balance of home comfort, family practicality and work-from-home opportunity, with several generous family reception rooms, five large double bedrooms with en suite bathrooms to three of the five, as well as two further reception rooms ideal for office/business use, and a large summerhouse/home office set within the beautiful rear gardens.

Speaking of gardens, the property sits on a plot of 1/3 of an acre, immaculately kept and with mature trees and shrubs affording privacy from neighbouring properties and presenting a picturesque view to enjoy from the raised decked terrace with space for a sunken hot tub.

A double garage, gated forecourt driveway and EV charge point complete the property, ensuring even a large family with numerous vehicles can be accommodated, or simply parking for the many guests you will want to host parties for in this simply stunning home.

GUIDE PRICE £1,000,000 - £1,250,000

- Large Gated Driveway
- 130 FT Rear Garden
- Luxury Bathroom
- Home Office / Summer House

Tenure: Freehold

EPC Rating: C



To find out more information or to arrange a viewing call

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