



Fambridge Road, Chelmsford CM3 6NB  
£650,000

To view this property call  
01621 734300

**SJ WARREN**  
[www.sjwarren.co.uk](http://www.sjwarren.co.uk)



## The accommodation comprises

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Located in the picturesque village of North Fambridge which is situated on the North bank of the river crouch. The village offers an excellent public house and restaurant with accommodation, two marinas one with a bar/restaurant, village hall, public park and a railway link into London Liverpool Street Station.

This substantial detached four bedroom house is being offered for sale with an OPEN HOUSE WEEKEND ON SATURDAY 17TH MAY 10AM - 1PM AND SUNDAY 18TH MAY 10AM - 12PM. The property offers an amazing amount of scope to modernise to your own taste and requirements, including potential subject to planning to extend.

The ground floor has offers a large porch to the hallway, cloakroom/w/c, lounge, conservatory, sitting room, dining room, library/office, kitchen, utility room, large attached store room.

The first floor has four excellent size double bedrooms one with en-suite and two family bathrooms.

Externally a superb size south west facing garden 128 ft x 71ft and an equally impressive frontage with large in and out drive 59 ft x 74 ft to a double garage with dual opening up and over doors. PLEASE NOTE potential to convert into an annexe, subject to consents required.

AGENTS NOTE. We would politely point out, this is a property requiring modernisation but offers enormous potential. NO ONWARD CHAIN.

### Entrance porch

9'7 x 5'3

A large porch with tiled flooring leading to the main entrance door.

### Entrance and hallway

Wooden glazed entrance door and side screen window to the hallway, stairs to the first floor landing and radiator.

### Cloakroom/w/c

Close coupled w/c, hand wash basin, wood effect laminate flooring, radiator, expel air and a window to the front.

### Sitting room

15'4 x 14'9 plus recess

Sitting room or really a reception room of your choice, double glazed window to the front, tv point and two radiators and window to the side.

### Lounge

20'4 x 12'7

Backing the properties superb south west facing garden with an open fireplace, tv point and two radiators. Double glazed window to the rear and double glazed patio doors to the conservatory, door to the library/office.

### Library/office

13'4 x 5'2

Once again whether as a library/office your choice, all the rooms offer a similar versatility.

### Conservatory

11'1 x 9'6

Double glazed.

### Kitchen

12'1 x 8'9

The kitchen is perfectly useable but again it is along with the house in general, something you will add to your modernising. There is a range of oak effect eye level units with back tiling, matching base units and drawers with work surfaces over. Inset one and a half stainless steel sink, inset electric hob and built in oven, space for fridge/freezer and plumbing for dish washer. Double glazed window to the front, radiator and door to the utility room.

### Utility room

11'9 x 6'2

This is a good size with a range of white matching eye and base units with work surface over, inset stainless steel sink and plumbing for washing machine. Floor mounted oil boiler (not tested) double glazed window to the rear and a double glazed door to the store room.

### Store room

18'6 x 7'4

Great as a store room and once again is totally versatile in its use, potentially this along with the garage could (stp) offer annexe potential. Door to the rear and an internal door to the double garage.

### Landing

Double glazed window to the side, radiator, loft access and an airing cupboard with lagged water tank and shelving.

### Bedroom one en-suite

14'4 x 11'1

All the bedrooms are good size double rooms and this has a double glazed window to the rear and radiator. Fitted wardrobes and bridging cupboards, and door to the en-suite.

En-suite walk in shower cubicle, hand wash basin, space and space for a w/c to be refitted, double glazed window to the side.

### Bedroom two

12 x 10'9

Double glazed window to the rear and radiator.

### Bedroom three

10'7 x 9'2

Double glazed window to the rear, radiator and a double built in cupboard/wardrobe.

### Bedroom four

10'6 x 8'6

Double glazed window to the front and radiator.

### Bathroom one

Panelled bath with taps/shower attachment, close coupled w/c, pedestal hand wash basin and walk in shower cubicle. Double glazed window to the front and radiator.

### Bathroom two

Walk in shower cubicle, panelled bath, w/c and hand wash basin with vanity surround, radiator and a double glazed window to the front.

### Superb south west facing rear garden

128 ft x 71 ft

This is a superb rear size rear garden secluded and unoverlooked and south west facing to enjoy those hot summers days. Commencing with a large patio/entertaining area, oil tank and two side accesses to the front.

The main garden is neatly laid to lawn with close board and hedged boundaries, a variety of established planted borders and a brick built shed (roof requiring replacement).

### Frontage, in out drive and garden

59 ft x 74 ft

The frontage to the property is a very impressive size with an in and out driveway, offering parking for lots of vehicles. The remaining frontage has a neatly laid lawn with some established trees and a large well established border, with an array of plants, shrubs and flowers.

### Double garage

16'5 x 18'6

The double garage has dual up and over doors, power and light.



**Consumer Protection from Unfair Trading Regulations 2008.**

S J Warren has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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