



Belmont Ferry Road, North Fambridge , Essex CM3 6LS  
Guide price £575,000

**Church & Hawes**  
Est. 1977  
Estate Agents, Valuers, Letting & Management Agents

Offered with NO ONWARD CHAIN and Rarely available are property's to purchase in this road! we are delighted to offer this DETACHED BUNGALOW with OFF ROAD PARKING, GARAGE and a private UN OVERLOOKED easterly facing REAR GARDEN approx. 120ft x 55ft, there is also great potential to extend the bungalow (stpp). The property also benefits from Lounge, Dining Area, Conservatory, Bathroom and Three Bedrooms. The property is conveniently located for access to the Local Station, North Fambridge Yacht Club & Marina. The Ferry Boat Inn is situated just at the end of the road with nature reserve and the river crouch with idyllic riverside walks.

Tenure: Freehold - Energy Efficiency Rating E - Council Tax Band E.

**Entrance**

Main entrance door, double glazed side picture window.

**Hallway**

Storage heater, phone point, airing cupboard and two storage cupboards, loft access with pull down ladder.

**Lounge 14'3 x 11'11 (4.34m x 3.63m)**

Double glazed window, feature fire place (the seller informs us that there is a open chimney, which has been covered), modern Rointe electric radiator. Access through to the dining area.

**Dining Area 8'2 x 7'10 (2.49m x 2.39m)**

Double glazed window, modern Rointe electric radiator, sliding door leading to the kitchen.

**Kitchen 9'8 x 8'5 (2.95m x 2.57m)**

Range of wall and base units, work top surfaces, sink with drainer, integrated hob and double oven. Concealed washing machine and space for dishwasher, under counter fridge. Window and stable doors leading to the conservatory.

**Conservatory 8'4 x 9'7 (2.54m x 2.92m)**

Brick based with sealed double glazed units and pitched tile roof, double glazed door leading out to the rear garden.

**Bedroom One 15'11 x 9'10 (4.85m x 3.00m)**

Twin double glazed windows, modern Rointe electric radiator, fitted wardrobes and three sets of drawers with matching bedside units, Tv and phone points.

**Bedroom Two 9'9 x 6'11 (2.97m x 2.11m)**

Double glazed window, storage heater, phone point.

**Bedroom Three 8'8 x 7'7 (2.64m x 2.31m)**

Double glazed window, electric heater.

**Bathroom**

White suite comprises of free standing bath tub with shower attachment, wash basin, low level wc, heated towel rail, extractor fan, shaving point, dimplex electric heater, obscure double glazed window.

**Outside**

**Frontage**

Front garden which is mainly lawn, shingle driveway for 3/4 cars, detached garage.

**Detached Garage 18' x 8'4 (5.49m x 2.54m)**

Up and over door, lighting and power, window to the rear.

**Garden 120' x 55' (36.58m x 16.76m)**

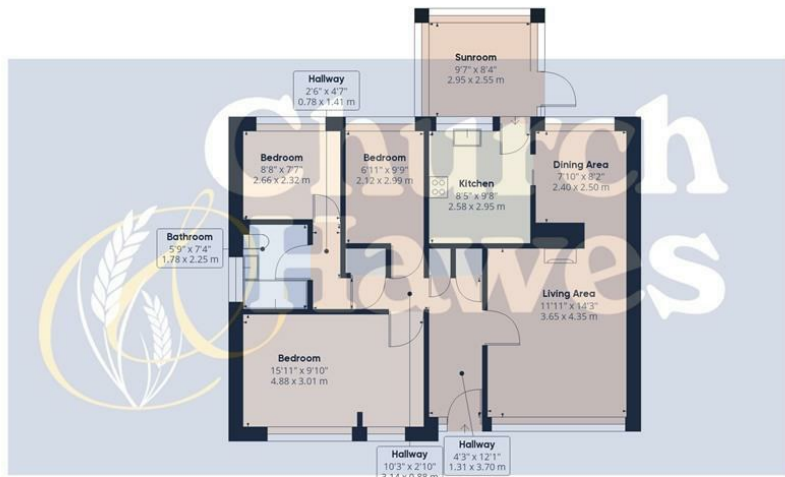
This attractive un overlooked rear garden is approx. 120ft x 55ft which is mainly laid to lawn, border trees, shrubs and flowers, patio sitting area, summer house, outside power point, outside tap, access to the front of the bungalow and access to the garage.

**North Fambridge**

Nestled on the banks of the River Crouch is the village of North Fambridge that offers direct links to London's Liverpool Street Station. The village also benefits from a Marina and delightful riverside walks and the Historic pub the Ferry Boat Inn. We are sure you will not be disappointed with a visit to this pleasant village.

**Agents Note**

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy him/herself as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.



Floor 0 Building 1



Floor 0 Building 2

Approximate total area<sup>®</sup>

1060.49 ft<sup>2</sup>  
 98.52 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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