



Church  
The Avenue, North Fambridge, Essex CM3 6LZ  
Offers over £650,000

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



A RARE OPPORTUNITY HAS ARISEN TO PURCHASE THIS INDIVIDUAL & IMPOSING FORMER FARM HOUSE situated within the heart of the picturesque waterside village of North Fambridge. Internally the property is in need of refurbishment / modernisation with huge potential and retains a wealth of charm and character. The overall plot measures approx 147' depth x 74' width allowing off road parking for numerous vehicles. Accommodation comprises of four bedroom plus family bathroom along with ground floor shower room. Also to the ground floor there is an impressive sitting room with red brick open fireplace plus separate dining room along with a re-fitted kitchen/breakfast room. OFFERED FOR SALE WITH NO ONWARD CHAIN!. Energy Efficiency Rating F.



**Bedroom 1 16'1 x 14'11 (4.90m x 4.55m)**

Double glazed window to rear, radiator, tiled surround fireplace, fitted wardrobe, wash hand basin.

**Bedroom 2 16'2 x 14'10 (4.93m x 4.52m)**

Double glazed window to rear, radiator, tiled surround fireplace.

**Bedroom 3 15'8 x 12'11 (4.78m x 3.94m)**

Double glazed window to rear, radiator, tiled surround fireplace, wash hand basin.

**Bedroom 4 14'11 x 11'4 (4.55m x 3.45m)**

Double glazed window to front, radiator, wash hand basin.

**Bathroom 13'9 x 11'2 (4.19m x 3.40m)**

Obscure double glazed window to front, radiator, bathroom suite comprising of low level w.c, wash hand basin, panelled bath, coved to ceiling, access to loft space, airing cupboard.

**Landing**

Double glazed window to front, stairs leading down to:

**Entrance Hallway**

Composite entrance door, double glazed window to front, two radiators, doors to:

**Sitting Room 28'1 x 14'11 (8.56m x 4.55m)**

Double glazed window to front & rear, three radiators, feature red brick open fireplace, picture rail.

**Dining Room 15'9 x 12'10 (4.80m x 3.91m)**

Double glazed bay window to rear, two radiators, picture rail, feature brick fireplace.

**Re-Fitted Kitchen/Breakfast Room 14'5 x 14'5 (4.39m x 4.39m)**

Double glazed window to front & side, radiator, sink unit with mixer tap set into worksurfaces, built in fridge/freezer, built in oven & microwave, four ring hob, extractor hood, built in slimline dishwasher, fitted base and wall mounted units.

**Rear lobby**

Door to side to garden, access to:

**Ground Floor Shower Room**

Obscure double glazed window to rear, low level w.c, wash hand basin with mixer tap, shower cubicle with wall mounted shower unit.

**Utility**

Double glazed window to side, space for washing machine.

**Frontage approx 74' width x 52' depth (approx 22.56m width x 15.85m depth)**

Driveway providing ample off road parking for numerous vehicles.

**Rear Garden approx 72' width x 66' depth (approx 21.95m width x 20.12m depth)**

Fenced to boundaries, oil storage tank, oil fired boiler, outside tap, mainly laid to lawn.

**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 themselves 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.





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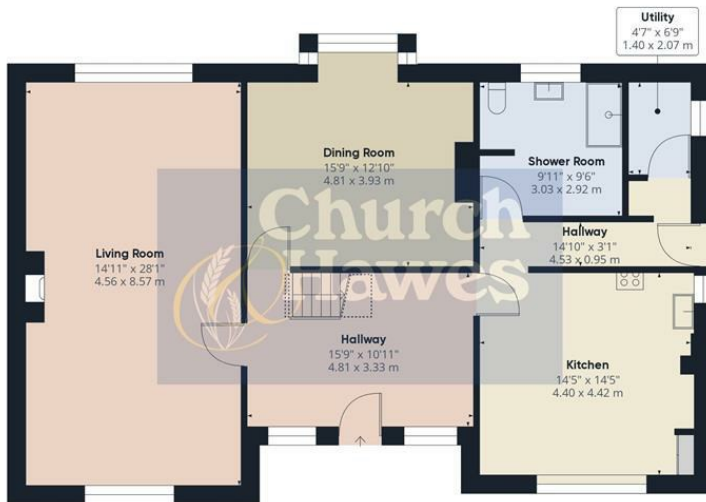
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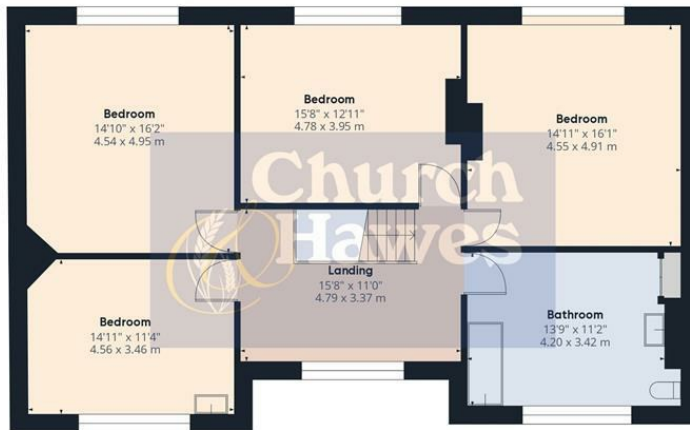
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Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

2382.5 ft<sup>2</sup>  
221.34 m<sup>2</sup>

**Reduced headroom**

18.09 ft<sup>2</sup>  
1.68 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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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