



Hurndall Avenue, North Fambridge , CM3 6FS
Guide price £800,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

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****GUIDE PRICE £800,000 - £850,000**** Welcome to this stunning MODERN FIVE BEDROOM DETACHED family home located in the sought-after village of North Fambridge and within close proximity of the rail station offering links to London Liverpool Street Station. With accommodation arranged over three floors to include en-suite facilities serving the two principal bedrooms. This property also boasts two reception rooms, providing ample space for comfortable living along with an impressive open plan Kitchen/Family Room with separate utility room to compliment. With a generous approx 2,251 sq ft of living space, this well-presented house offers a blend of style and functionality. The two reception rooms provide versatile spaces for entertaining guests or relaxing with family. (Please refer to floorplan for layout). Externally ample off road parking is provided via the adjacent driveway plus DETACHED DOUBLE GARAGE. Situated in the charming village of North Fambridge, this property offers a picturesque setting for you to call home. The village location provides a sense of community while still offering a sense of tranquillity. Don't miss out on the opportunity to own this beautiful home in a desirable location. Contact us today to arrange a viewing and make this house your own! Council Tax Band G. EPC Rating C.



Second Floor

Bedroom 17'7 x 15'1 (5.36m x 4.60m)

Roof windows to front & rear, two radiators, door to:

En-Suite

Roof window to rear, ladder towel radiator, low level w.c, wash hand basin with mixer tap, tiled shower cubicle with wall mounted shower unit, inset lighting to ceiling, extractor fan.

Study / Den 16'10 x 9'2 (5.13m x 2.79m)

Two roof windows to side, built in storage cupboard, built in storage cupboard, inset lighting to ceiling.

Landing

Roof window to front, double glazed window to side, radiator, two built in storage cupboard, stairs down to:

First Floor

Master Bedroom 13'10 x 13'2 (4.22m x 4.01m)

Double glazed windows to side, two radiators, fitted wardrobes.

En-Suite

Obscure double glazed window to side, ladder towel radiator, low level w.c, wash hand basin with mixer tap, panelled bath with mixer tap, tiled splash backs, tiled shower cubicle with wall mounted shower unit, inset lighting to ceiling, extractor fan.

Bedroom 12' x 9'4 (3.66m x 2.84m)

Double glazed window to front and side, radiator.

Bedroom 12'2 x 8'9 (3.71m x 2.67m)

Double glazed window to front, radiator.

Bedroom 12' 1 x 9' (3.66m 0.30m x 2.74m)

Double glazed window to rear, radiator.

Bathroom

Obscure double glazed window to rear, ladder towel radiator, low level w.c, wash hand basin with mixer tap, low level w.c, tiled shower cubicle with wall mounted shower unit, panelled bath with mixer tap, extractor fan, inset lighting to ceiling.

Landing

Double glazed window to front, airing cupboard, built in storage cupboard, radiator, stairs down to:

Ground Floor

Entrance Hall

Entrance door, radiator, tiled floor, doors to:

Cloakroom/W.C

Radiator, low level w.c, wash hand basin with mixer tap, tiled floor, extractor fan, built in storage cupboard.

Lounge 21'3 x 11'5 (6.48m x 3.48m)

Double glazed bay window to front, French doors to rear leading to garden, two radiators, coved to ceiling.

Dining Room 13'5 x 9' (4.09m x 2.74m)

Double glazed windows to front & side, radiator.

Kitchen/Family Room 20'11 x 12'9 (6.38m x 3.89m)

Double glazed window to rear & side, French doors to garden, two radiators, built in fridge/freezer, built in wine cooler, built in dishwasher, built in double oven, five ring hob & extractor hood, fitted base and wall mounted units, tiled splash backs, tiled floor, sink unit with mixer tap, inset lighting to ceiling.

Utility Room 6'4 x 6'3 (1.93m x 1.91m)

Door to rear to garden, radiator, sink unit with mixer tap, space for washing machine, fitted base and wall mounted units, tiled floor, cupboard housing wall mounted boiler.

Rear Garden

Commencing with patio area, outside tap, raised flower and shrub beds, timber storage shed/bar & BBQ area, side access gate.

Driveway

Ample parking is provided off road via the adjacent double width driveway leading to:

Detached Double Garage

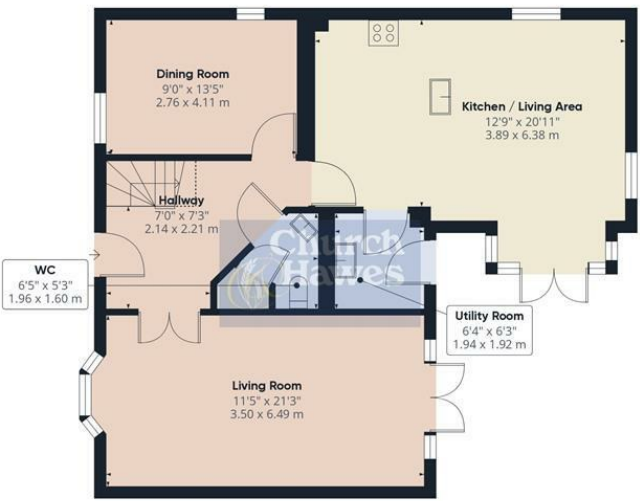
Two up and over doors.

Agents Note

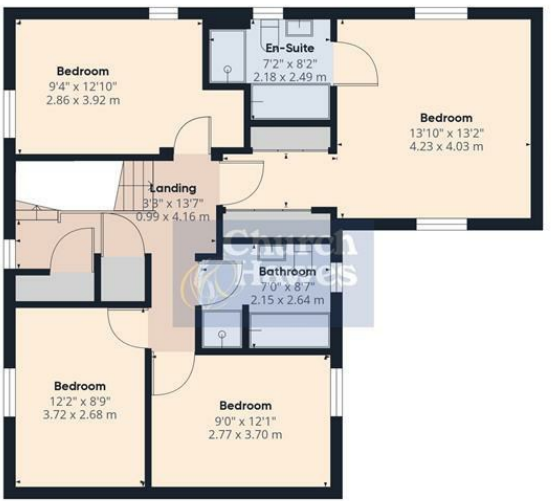
These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify 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.







Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1

Approximate total area[®]
2251.81 ft²
209.2 m²

Reduced headroom
87.19 ft²
8.1 m²

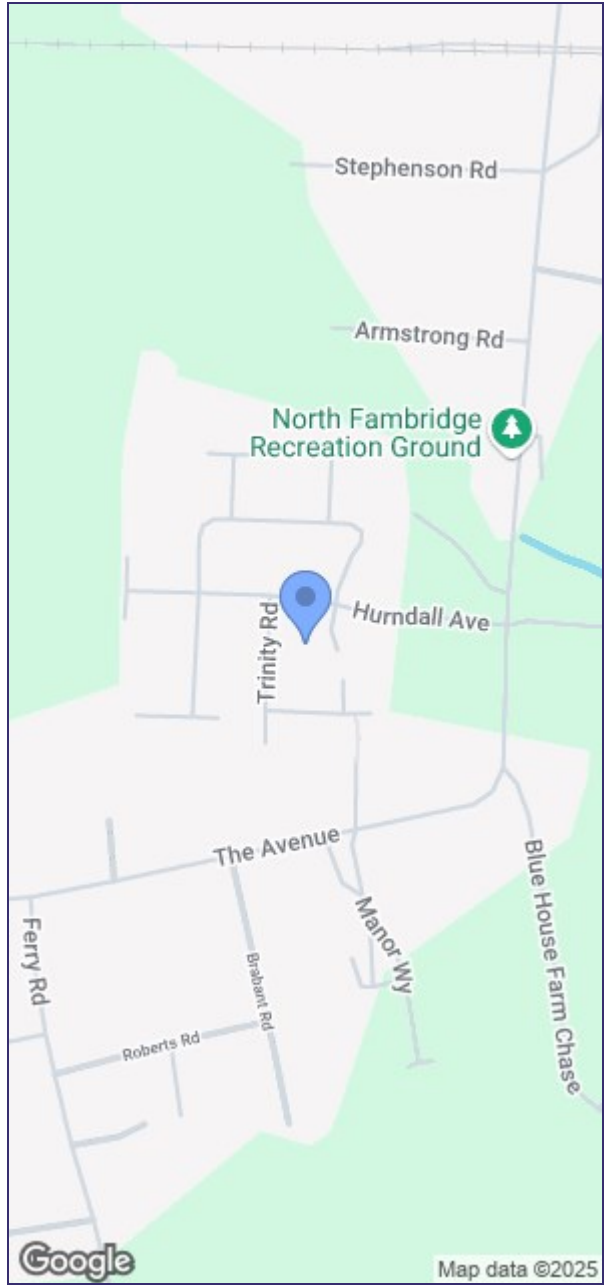
(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360







goodnight
sweet dreams

The
Very Brave Lion