



Buller Road, North Fambridge, CM3 6FL
Guide price £400,000

Church & Hawes
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Situated within the popular RIVERSIDE village of NORTH FAMBRIDGE and within walking distance of the railway station with links to London Liverpool street station is this two bedroom DETACHED bungalow with AERONA 3 AIR SOURCE HEAT PUMP. The bungalow offers OPEN PLAN kitchen/Lounge and en suite to the main bedroom. Externally the garden wraps around the property with BI FOLD doors leading from the kitchen/lounge and parking on the driveway for three vehicles. Council Tax Band TBC as a new build. Energy Efficiency Rating B.



Entrance Hall

Entrance door and door to garden. Double boiler cupboard housing the hot water cylinder and under floor heating manifold, consumer unites etc. Access to loft. Doors to

Main Bedroom 11'7 x 10'10 (3.53m x 3.30m)

Double glazed window, spot lights to smooth ceiling.

En Suite

Three piece white suite comprising of wc, wash hand basin and shower cubicle with shower system.

Bedroom 2 14'1 x 9'4 (4.29m x 2.84m)

Double glazed window, spot lights to smooth ceiling.

Bathroom 7'10 x 7' (2.39m x 2.13m)

Double glazed window, three piece white suite comprising of wc, wash hand basin with vanity unit and bath.

Open Plan Kitchen/Lounge 26'3 x 14'6 (8.00m x 4.42m)

This impressive room offers BI FOLD doors opening out to the patio and garden with double glazed window to side. Further double glazed windows to kitchen area. Selection of base and wall shaker style cabinets with pull out larder unit and soft closing drawers. Integrated dish washer, space for fridge freezer. Sink and drainer unit. Spot lights to smooth ceiling.

Exterior

The garden wraps around the property with patio leading from the BI FOLD doors and access to both sides. Air source Heat Pump to side, outside tap. Bin storage area. Marsh Ensign sewerage treatment plant. Parking on driveway for three vehicles.

Area Description

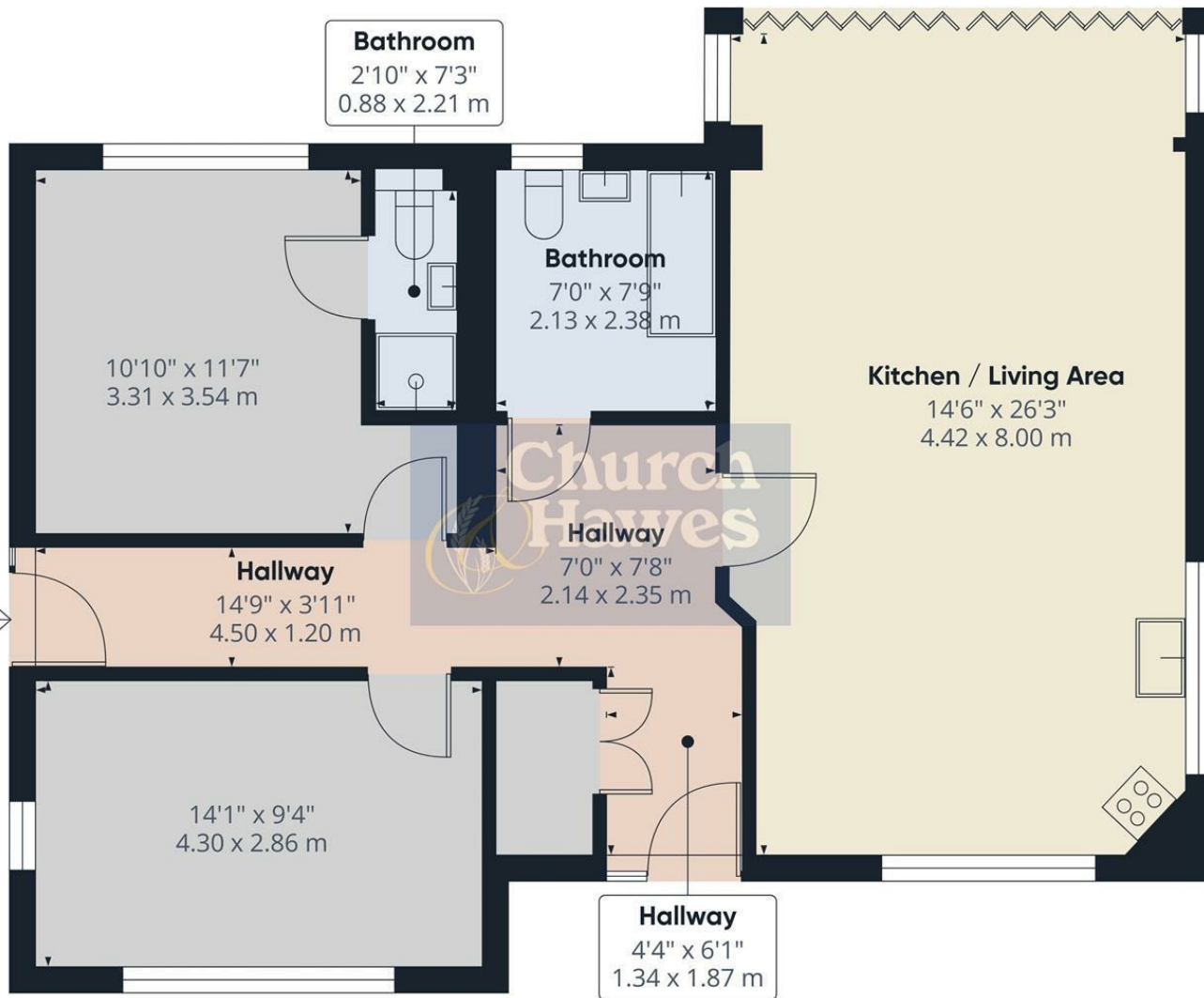
Nestled on the banks of the River Crouch is the village of North Fambridge that offers direct links to London's Liverpool Street Station. The village also benefits from a Marina and delightful riverside walks and the delightful Historic pub the Ferry Boat Inn which has recently been refurbished and extended. 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.







Approximate total area⁽¹⁾
895 ft²
83.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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