



Seafeld Brabant Road, North Fambridge , Essex CM3 6LY
Reduced to £550,000

Church & Hawes

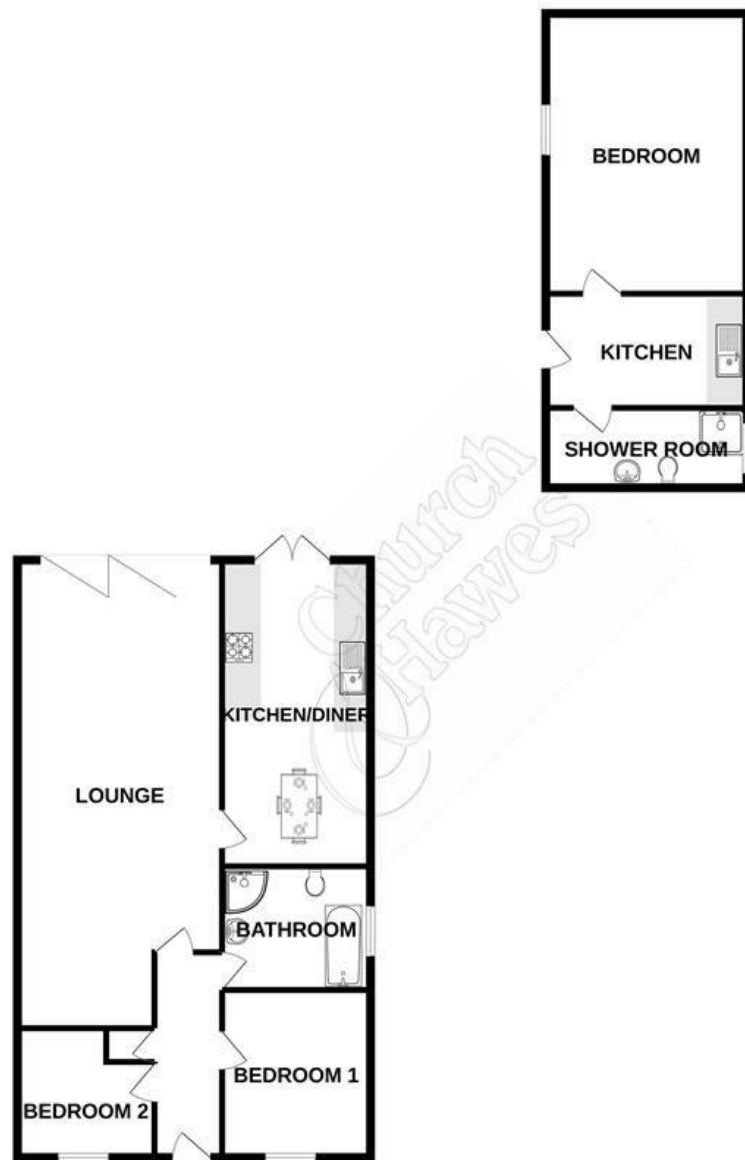
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

North Fambridge is a delightful small riverside village nestling on the Northern bank of the salt water tidal River Crouch, with its own rail station providing a commuter link to Liverpool street mainline station. This exceptionally spacious bungalow offers Two bedrooms, an impressive 31ft lounge with a brick feature fire place with BI FOLD doors leading out to the extensive patio overlooking the 130' rear garden, large fitted kitchen /diner with appliances to remain plus modern 4 piece family bathroom. To the front elevation there is ample parking and double gates access the flank, the rear garden boasts a DETACHED BUILDING WHICH WOULD BE IDEA AS A ANNEX, GYM, OFFICE, HAVING ITS OWN SHOWER ROOM, KITCHENETTE AND BEDROOM . A wonderful spacious bungalow with many character features which simply have to be seen.

Tenure: FREEHOLD - EPC Rating - D - Council Tax Band - E





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GROUND FLOOR

Canopy porch with composite entrance door to:

HALL

Coved cornice to smooth ceiling with inset spotlights, tiled floor, airing cupboard, access to loft space via ladder (half boarded loft), doors to: -

BEDROOM ONE 11'5" x 9'9" (3.48 x 2.97)

PVCu double glazed Lead light window to front elevation, coved cornice to smooth ceiling, radiator, wood floor, built-in wardrobes to one wall, TV point, telephone point.

BEDROOM 2 9' x 9' (2.74m x 2.74m)

PVCu double glazed window to front, coved cornice to smooth ceiling, radiator.

BATHROOM

Refitted white suite comprising paneled enclosed bath with chrome mixer tap, large walk in shower cubicle with glazed door, wash hand basin with cupboard under, w.c with high flush cistern, half height tiling to walls, ceramic tiled floor, chrome heated towel rail, under floor heating, PVCu obscure double glazed window to side.

LOUNGE 31'8" x 17'1" < 14'5" (9.65m x 5.21m < 4.39m)

PVCu double glazed BI FOLD doors to rear elevation, beamed to ceiling, radiator, dimmer switch, TV point and BT point, four wall lights, wood flooring, feature brick fireplace with raised brick hearth inset cast iron log burner, adjacent storage cupboard, door to kitchen.

KITCHEN/DINER 25'5" x 11'6" (7.75m x 3.51m)

Modern fitted kitchen with a generous range of cream eye & base level units, coordinating laminate work surfaces, inset stainless steel sink unit with mixer tap, integrated electric double oven, inset

halogen hob with stainless steel extractor hood over, integrated dish washer & washing machine, space for fridge freezer, smooth ceiling with inset spotlights, wood beams, vertical radiator, PVCu double glazed door to side elevation also PVCu double glazed double doors leading to rear garden.

EXTERIOR

FRONT

Gravel driveway and parking, double gates to flank, shingle bed with well established flowers and shrubs, flank driveway housing oil tank and oil fired central heating boiler serving domestic hot water and central heating in an external cupboard.

REAR 130'0" approx (39.62 approx)

Extensive paved patio with electric awning, leading to lawn with well established shrub and flower borders, outside lighting, hardstand for timber shed, freestanding annex/gym/office, access to side, perimeter fencing.

STUDIO/OFFICE/GYM 8'6" x 5'9"

Half sealed unit double glazed door to kitchenette, wall mounted eye and base level units, consumer unit, doors to: -

SHOWER ROOM

Sealed unit double glazed window to front, halogen downlights, white low level w.c., vanity wash hand basin with mixer tap, corner shower with tiled walls and glazed screens.

OFFICE/STUDIO/GYM 14'9" x 8'7" (4.50 x 2.62)

Sealed unit double glazed window to side, textured ceiling.

AGENTS NOTE

We have not tested any apparatus, equipment,

fittings or services and so cannot verify that they are in working order, nor have we made any of the relevant enquires with the local authorities pertaining to planning permission and building regulations. The buyer is advised to obtain verification from their solicitor or Surveyor.

VIEWING – By appointment with the Vendor's Agents CHURCH & HAWES 01245 329429

WE ARE OPEN – Monday to Friday 9am-6pm – Saturday 9am-5pm

