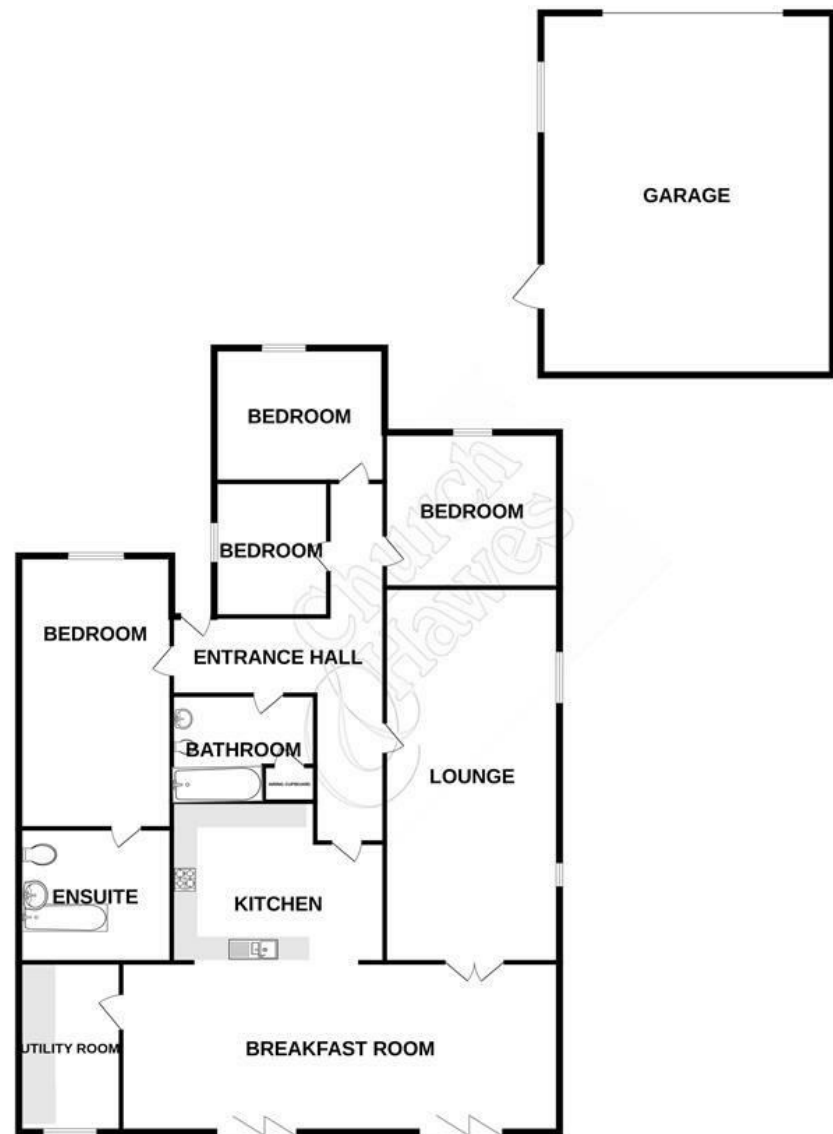


GROUND FLOOR



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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# Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



## Franklin Road, North Fambridge, Essex CM3 6NF

A deceptively spacious four bedroom detached bungalow situated within an idyllic riverside village with rail links to London's Liverpool Street. This particular property offers good size living accommodation to include a good size lounge with adjoining family/garden room, modern fitted kitchen with granite work surfaces, large 25' master bedroom with featured vaulted ceiling, en-suite bathroom and dressing area. Other features include utility room, PVCu double glazed windows and doors, 100ft (approx) south facing rear garden, double width garage and off street driveway parking. Freehold, EPC rating D. Council tax band F

Price £575,000

## ACCOMMODATION

### HALLWAY

Spacious T shape hallway, velux window, central heating thermostat.

### MASTER BEDROOM 25'5" x 16'2" x 10'9" (7.75m x 4.93m x 3.28m)

PVCu double glazed window to front, vaulted ceiling, skylight, exposed beams, radiator, door to en suite bathroom.

### EN-SUITE

Three piece white suite comprising roll top bath with chrome mixer tap and shower attachment, power shower over, pedestal wash hand basin, low level w.c., half height tiling to walls, radiator, ceramic tiled floor, PVCu obscure double glazed window to rear, extractor fan.

### FAMILY BATHROOM

Fully tiled room with recessed inlaid mirror, panel enclosed bath with chrome mixer tap and power shower over, pedestal wash hand basin, low level w.c., half height tiling to walls, radiator, ceramic tiled floor, PVCu obscure double glazed window to rear, extractor fan, inset spotlights, built-in airing cupboard housing hot water cylinder.

### BEDROOM 2 10' x 12' (3.05m x 3.66m)

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

### BEDROOM 3 10'11" x 10'7" (3.33m x 3.23m)

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

### BEDROOM 4 9' x 7'5" (2.74m x 2.26m)

PVCu double glazed window to side, radiator, smooth ceiling.

### LOUNGE 26'8" x 10'11" (8.13m x 3.33m)

Two PVCu double glazed windows to side, coved cornice to smooth ceiling, glazed doors to garden room.

### KITCHEN 10'6" x 10'5" (3.20m x 3.18m)

Fitted with a range of eye and base level units with

pelmet lighting under, granite work surfaces, under slung stainless steel one and a half bowl sink unit with mixer tap, granite wall mounted breakfast bar, integrated electric double oven with ceramic hob and extractor canopy over, integrated fridge and freezer, dishwasher, ceramic tiled floor, open plan to: -

### GARDEN ROOM 21'4" x 10' (6.50m x 3.05m)

Vaulted ceiling with exposed beams, modern cast iron wood burner with slab hearth, two sets of PVCu triple doors to rear garden, Amtico flooring.

### UTILITY ROOM 7' x 4'5" (2.13m x 1.35m)

Laminate work surface, oil boiler, plumbing for washing machine, PVCu double glazed door to rear garden, door to: -

### W.C.

Wash hand basin and low level w.c., ceramic tiled floor, extractor fan.

### EXTERIOR

### REAR GARDEN 100' approx (30.48m approx)

Commencing paved patio area, remainder laid to lawn with brick built planters, raised timber deck with timber shed, two sheds, side access, timber covered area.

### DOUBLE WIDTH GARAGE

Electric up and over door with light and power, PVCu double glazed window and courtesy door.

### DRIVEWAY PARKING

Shingle driveway providing parking for several vehicles, remainder laid to lawn.

### 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.

- DECEPTIVELY SPACIOUS BUNGALOW
- FOUR BEDROOMS
- GOOD SIZE LOUNGE WITH ADJOINING FAMILY/GARDEN ROOM
- MASTER BEDROOM WITH VAULTED CEILING, DRESSING AREA & EN-SUITE
- KITCHEN WITH GRANITE WORK SURFACE
- UTILITY ROOM
- DOUBLE GLAZED
- 100 FT SOUTH FACING REAR GARDEN
- DOUBLE WIDTH GARAGE & DRIVEWAY PARKING
- FREEHOLD - COUNCIL TAX BAND: F EPC RATING: D

