



Harroldene Fambridge Road, North Fambridge , Essex CM3 6NB  
Price £575,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



North Fambridge is a delightful village nestling on the banks of the tidal river Crouch, with its own rail station just a short walk away from the house providing good commuter links to Liverpool ST station, comprehensive marina facilities and the quintessential river side hostelry. Described as a 'GOLDEN POST CODE' location this is an opportunity not to be missed.

This large 3 bedroom home offers a unique opportunity to take on a vacant property with potential to extend to front rear and side (STPP) or just move in and make your own improvements to the existing house. The accommodation boasts 3 large bedrooms, a refitted white shower room, ground floor cloaks, brand new white high gloss kitchen with integrated appliances, dining room and dual aspect lounge, and first floor balcony to the front elevation. Externally there is a large front garden, driveway parking, garage and a 100' apx secluded rear garden. Heating and hot water is provided via an oil fired system with double glazed windows to compliment.

Tenure: Freehold. Council Tax Band: E. EPC: D.

**ACCOMMODATION**

**FIRST FLOOR**

**LANDING**

Sealed unit double glazed window to front, smooth plaster ceiling, radiator, doors to bedrooms, shower room and door to balcony:

**BALCONY**

Wrought iron balustrade.

**SHOWER ROOM**

Obscure PVCu sealed unit double glazed window to side, smooth plaster ceiling, LED lighting, motion activated, heated designer ladder towel rail, white suite comprising: Vanity wash hand basin, low level WC, walk in shower with glazed shower screen, three quarter tiled visible walls and tiled visible floor, eves storage access.

**BEDROOM 1 15'9 x 13'1 (4.80m x 3.99m)**

PVCu sealed unit double glazed picture window to rear, smooth plaster ceiling, radiator, airing cupboard, fitted wardrobes with hanging rails and storage.

**BEDROOM 2 15'3 x 10'3 x 9'7 (4.65m x 3.12m x 2.92m)**

PVCu sealed unit double glazed picture window to rear, smooth plaster ceiling, radiator, double built in wardrobe, 2 wall light points.

**BEDROOM 3 11 x 10 max (3.35m x 3.05m max)**

PVCu sealed unit double glazed picture window to front, smooth plaster ceiling, radiator, access to loft space.

**GROUND FLOOR**

Hardwood panelled entrance door to:

**HALL**

PVCu sealed unit double glazed picture window to front, textured ceiling, radiator, open tread hardwood staircase rises to first floor, doors to:

**GROUND FLOOR CLOAKS**

Obscure PVCu sealed unit double glazed window to side, smooth plaster ceiling, radiator, white low level WC and pedestal wash hand basin.

**DINING ROOM 12'5 x 8'6 (3.78m x 2.59m)**

PVCu sealed unit double glazed picture window to rear, textured ceiling, radiator, double doors to lounge, door to kitchen.

**LOUNGE 20 x 11 (6.10m x 3.35m)**

PVCu sealed unit double glazed picture window to rear and front, textured ceiling, 2 radiators, feature brick fire place with raised tile hearth, display mantle over and open flue, TV point.

**KITCHEN 12'6 x 10'5 (3.81m x 3.18m)**

PVCu sealed unit double glazed picture window to rear, PVCu sealed unit double glazed door to garden, smooth plaster ceiling, radiator. Oil fired boiler serving heating and hot water systems. Newly fitted white gloss kitchen comprising: Single drainer one and a half bowl sink unit with mixer taps inset to work surface with cupboards and storage space under, adjacent work surface with storage space, drawers and cupboards under, inset 4 ring ceramic hob, concealed extractor fan over, single base unit, floor to ceiling unit housing oven and microwave with cupboards above and below, integrated fridge freezer, 8 wall cupboards, pelmet lights, tiled splash backs to work surface.

**OUTSIDE**

**FRONT GARDEN**

Mature hedges to front and flank boundaries, lawns, shrub borders, dual side access, drive way and parking for several cars leads to:

**GARAGE**

Up and over door, light and power, PVCu half sealed unit double glazed window to side.

**REAR GARDEN apx 100' (apx 30.48m)**

Secluded rear garden with shrubs and trees, patio area to lawn, shed, greenhouse and outside tap.

**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.

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.

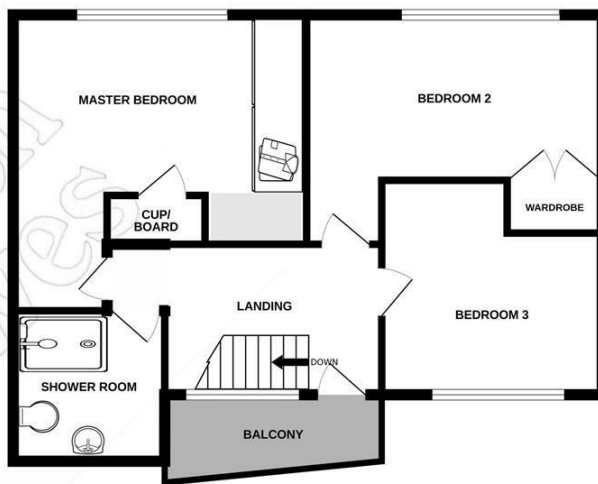
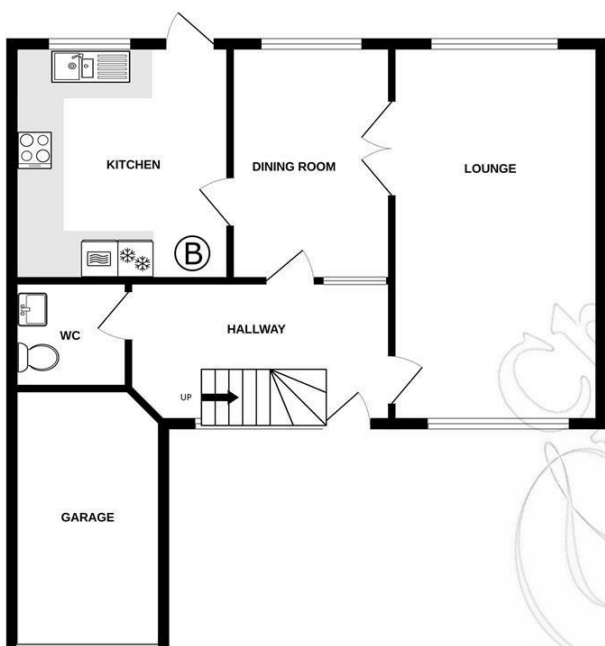
VIEWING - By appointment with the Vendor's Agents CHURCH & HAWES 01245 329429

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



GROUND FLOOR

1ST 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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