



Ferrymans Fambridge Road, North Fambridge , Essex CM3 6NB
O.I.E.O £900,000

Church & Hawes

Est. 1977

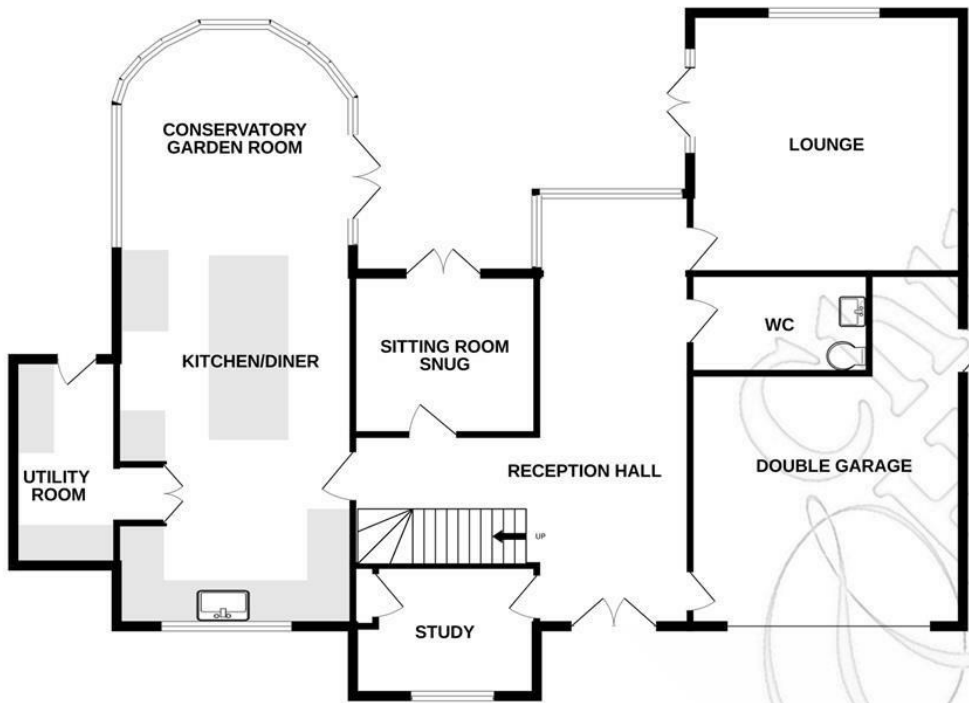
Estate Agents, Valuers, Letting & Management Agents

TO BE SOLD WITH NO UPWARD CHAIN. An exceptional 4 double bedroom detached family home situated within this delightful riverside village nestling on the banks of the river Crouch. Located just a stones throw from the local rail station with commuter trains accessing Liverpool street station at peak travelling times, The property is presented to an exacting standard throughout with many luxury features to include: impressive master bedroom with adjoining fitted dressing room and ensuite, guest bedroom with ensuite, family bathroom, all sanitary ware has been replaced with white suites, on the ground floor the accommodation is accessed via the imposing reception hall giving lead to the lounge, sitting room/snug, study and the bespoke refitted shaker style 'Porcelain' kitchen with quartz work surfaces and large island leading open plan to the garden room/conservatory enjoying the garden and alfresco dining area/patio and laundry room to compliment. Externally to the front elevation there is parking for numerous vehicles on the block paved driveway leading to the integral 2 car garage and the secluded 60' x 60' rear is Westerly facing. All immaculately presented throughout with recently installed PVCu windows and oil fired heating. Tenure Freehold. Council Tax Band F. EPC D



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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FIRST FLOOR

LANDING

PVCu sealed unit double glazed square Captains bay window to front, coved cornice to smooth plaster ceiling, access to loft space, doors to:

FAMILY BATHROOM

Obscure PVCu sealed unit double glazed window to front, smooth plaster ceiling, LED downlights, extractor fan, electric heated black ladder towel rail, white suite comprising wash hand basin, low level w.c., panel enclosed bath with stand alone mixer tap and shower attachment, tiled visible walls and floor, toothbrush charger and shaver point, wall mirror.

BEDROOM 1 14'1" x 13'7" (4.29m x 4.14m)

PVCu sealed unit double glazed window to front, coved cornice to smooth plaster ceiling, LED down lights, radiator, TV point, open to: -

DRESSING ROOM 9'8" x 6'7" (2.95m x 2.01m)

PVCu sealed unit double glazed window to rear, coved cornice to smooth plaster ceiling, LED down lights, radiator, fitted wardrobes, door to: -

EN-SUITE

Obscure PVCu sealed unit double glazed window to rear, coved cornice to smooth plaster ceiling, LED down lights, extractor fan, chrome reproduction cast iron radiator and towel rail, white low level w.c., vanity wash hand basin, Quadrant shower with glazed screen doors and rain drop shower plus mixer shower, tiled visible walls and floor, toothbrush charger and shaver point, illuminated mirror.

BEDROOM 2 11'8" x 10' (3.56m x 3.05m)

PVCu sealed unit double glazed window to rear, coved cornice to smooth plaster ceiling, radiator, TV point, door to:

EN-SUITE

Obscure PVCu sealed unit double glazed window to rear, smooth plaster ceiling, LED down lights, extractor fan, white towel rail radiator, white low level w.c. vanity wash hand basin, walk-in shower with glazed screen door, rain drop shower, shaver point, tiled visible floor and aqua wall boarding.

BEDROOM 3 13'5" x 9'10" (4.09m x 3.00m)

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

BEDROOM 4 11'7" x 11'1" (3.53m x 3.38m)

PVCu sealed unit double glazed window to rear, coved cornice to smooth plaster ceiling, LED lights, TV point, radiator.

GROUND FLOOR

Double composite sealed unit double glazed entrance door to: -

RECEPTION HALL 29'8" x 8' (9.04m x 2.44m)

Coved cornice to smooth plaster ceiling, LED lights, two radiators, walk-in square bay PVCu sealed unit double glazed window to rear, stairs rise to first floor, personal door to garage, 'Project' LVT flooring, doors to:

CLOAKROOM

Coved cornice to smooth plaster ceiling, LED lights, extractor fan, chrome cast iron reproduction radiator and towel rail, white low level w.c. and vanity wash hand basin, 'Project' LVT flooring.

STUDY 8' x 7'9" (2.44m x 2.36m)

PVCu sealed unit double glazed window to front, radiator, coved cornice to smooth plaster ceiling, meters cupboard.

LOUNGE 15'3" x 14'2" (4.65m x 4.32m)

PVCu sealed unit double glazed window to rear and PVCu sealed unit double glazed French doors to garden, coved cornice to smooth plaster ceiling, radiator, TV point.

SNUG/SITTING ROOM 11'1" x 10'10" (3.38m x 3.30m)

PVCu sealed unit double glazed French doors to garden, coved cornice to smooth plaster ceiling, radiator, TV point.

KITCHEN/DINER 22' x 12'10"<10'10" (6.71m x 3.91m<3.30m)

PVCu sealed unit double glazed window to front, coved cornice to smooth plaster ceiling, LED down lights, radiator, 'Project' LVT flooring, LUXURY fitted kitchen with Quartz work surface and Shaker style 'Porcelain' units comprising double Butler sink with mixer taps, adjacent work surfaces with integrated dishwasher, cupboards and carousel storage, double floor to ceiling integrated fridge and freezer, larder cupboard, two further work surface and base units with pan drawers and cupboards under forming Range cooker recess, concealed extractor fan over, eight wall cupboards, two cupboards with glazed display doors, central island and reverse breakfast bar with pan drawers and cupboards under, matching work surface upstands, pelmet lights, matching kitchen open to garden room/conservatory, double doors to laundry room: -

LAUNDRY ROOM 11'3" x 4'8" (3.43m x 1.42m)

Half PVCu sealed unit double glazed lead light door to rear, coved cornice to smooth plaster ceiling, LED down lights, radiator, continuation of kitchen units and work surface with cupboards under, spaces and plumbing for washing machine and tumble drier, triple larder cupboard, 'Project' LVT floor.

GARDEN ROOM 12' x 11' (3.66m x 3.35m)

PVCu sealed unit double glazed to all aspects, double doors to garden, radiator, LED lights with warm roof system, 'Project' LVT floor.

EXTERIOR

GARAGE 17'3" x 13'8" (5.26m x 4.17m)

Electric roller shutter door with light and power, oil fired central heating boiler and pressurised hot water cylinder, half PVCu sealed unit double glazed lead light door to side.

FRONT

Picket fence, block paved driveway and parking for numerous vehicles, side access to rear outside tap, remainder laid to lawns, outside tap.

REAR 60 x 60 apx (18.29m x 18.29m apx)

Paved patio to lawn with screening evergreen shrubs, summerhouse.

AGENTS NOTE

Agents Note & Money Laundering & Referrals

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.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there is no delay in agreeing a sale

REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

