



The Avenue, North Fambridge , CM3 6LZ
Guide price £625,000

Church & Hawes
Est. 1977

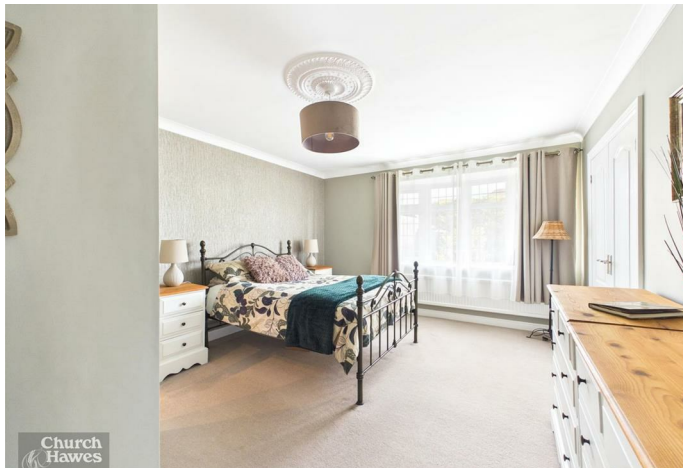
Estate Agents, Valuers, Letting & Management Agents

****GUIDE PRICE £625,000 - £650,000** BEING LAUNCHED TO THE MARKET WITH A VIEWING DATE OF SATURDAY 20TH JUNE BETWEEN 1.00PM - 2.00PM CALL TO ARRANGE YOUR VIEWING SLOT.**

Welcome to Aldney a well presented detached bungalow situated within the sought after idyllic waterside village of North Fambridge. Offering versatile & well presented accommodation throughout comprising upto three bedrooms with en-suite facilities serving the principal bedroom generous living room plus an impressive kitchen/breakfast/family room to the rear overlooking the approx 104' depth rear garden incorporating a summerhouse (overall plot approx 0.19 acres). Externally the property also affords ample off road parking for numerous cars via the adjacent driveway & garage.

Internal viewing comes highly advised.

Energy Efficiency Rating D. Council Tax Band E.



Entrance Porch

French double glazed doors to front, door to:

Entrance Hallway

Radiator, coved to ceiling, access to loft space, doors to:

Master Bedroom 12'4 x 12' (3.76m x 3.66m)

Double glazed bow window to front, radiator, coved to ceiling, built in wardrobe, door to:

En-Suite

Tiled floor, low level w.c, wash hand basin with mixer tap, tiled shower cubicle with wall mounted shower unit, towel radiator, inset lighting to ceiling, extractor fan, coved to ceiling.

Bedroom 12'4 x 9'10 (3.76m x 3.00m)

Double glazed window to side, radiator, coved to ceiling, space for triple wardrobe.

Bathroom

Obscure double glazed window to side, vertical radiator, towel radiator, wash hand basin with mixer tap, panelled bath with mixer tap and shower attachment, low level w.c, tiled shower cubicle with wall mounted shower unit, tiled floor, coved to ceiling, inset lighting to ceiling, airing cupboard.

Living Room 16'11 x 16'4 (5.16m x 4.98m)

Double glazed window to front, vertical radiator, coved to ceiling, fireplace with log burner.

Bedroom/Reception Room 16'10 x 8'2 (5.13m x 2.49m)

Sliding patio door to rear, two radiators, coved to ceiling.

Kitchen/Breakfast/Family Room 22'5 x 20'11 (6.83m x 6.38m)

Double glazed windows to rear, French doors to side leading to garden, radiator, space for American style fridge/freezer, built in double oven, five ring hob, extractor hood, range of white gloss fitted base and full height mounted units, sink unit with mixer tap set into worksurfaces, tiled floor to kitchen area, coved to ceiling, built in dishwasher, space for washing machine, space for tumble dryer.

Rear Garden approx 104' depth x 46' width (approx 31.70m depth x 14.02m width)

Commencing with patio area, gates provide side access, fenced to boundaries, laid to lawn with flower and shrub beds, outside tap, timber storage shed with power connected & timber summerhouse measuring 13'8 x 9'9 with power connected.

Frontage

Shared access adjacent driveway providing ample off road parking for numerous vehicles, oil tank.

Garage

Up and over door to front, power & light connected.

North Fambridge Area Information

Positioned on the banks of the River Crouch, North Fambridge is a highly sought-after riverside village offering an exceptional blend of countryside tranquillity and commuter convenience. Renowned for its sailing heritage, scenic estuary views, and surrounding nature reserves, the village provides an idyllic semi-rural lifestyle within easy reach of Maldon, Burnham-on-Crouch, and Chelmsford.

North Fambridge benefits from a welcoming community atmosphere together with a village pub, marina facilities, and a railway station providing direct connections into London Liverpool Street, making it particularly attractive to commuters and families alike. The area is surrounded by beautiful coastal and countryside walks, with abundant wildlife and open green spaces adding to the village's charm. Combining waterside living with excellent accessibility, North Fambridge continues to be regarded as one of the most desirable villages within the Essex countryside.

Agents Note, Money Laundering & Referrals

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 (AML) and FINANCIAL SANCTION REGULATIONS:

Intending purchasers will be required to provide identification documentation which is a legal requirement and we would ask for your co-operation in order that there is no delay in agreeing a sale. Church & Hawes use the services of an online verification company so as to ensure the required compliance and satisfy customer due diligence.

Buyers will also be required to complete an Anti Money Laundering Source/Proof of Funds & Buyer Story Questionnaire

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.



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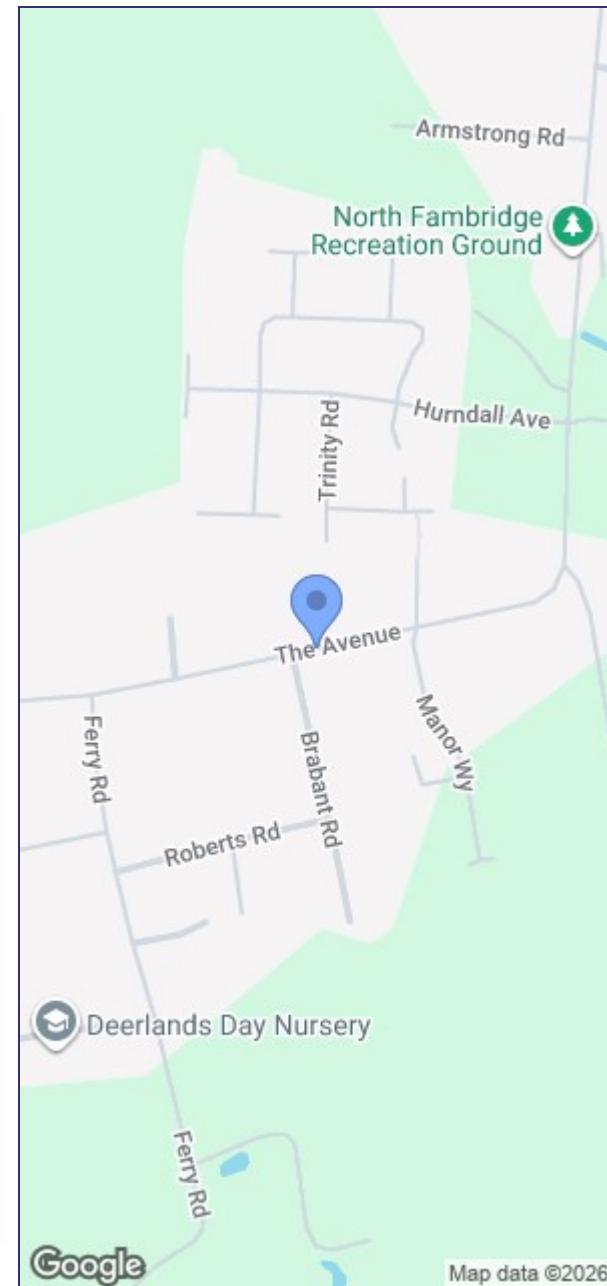


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