



Church

Brabant Road, North Fambridge, Essex CM3 6LY
Asking price £475,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Located in the private turning of Brabant Road in the sought after village of North Fambridge, this charming detached bungalow is offered to the market for the first time in over 30 years. Offering an ideal opportunity for those looking to downsize without compromising on space, comfort or outdoor living, this beautifully maintained home provides approximately 1,224 sq ft of versatile accommodation.

The property has been thoughtfully extended over the years and now boasts a spacious living room and sun room, but at the heart of the home is a stunning kitchen/dining room, fitted with elegant quartz worktops and ample storage, creating the perfect setting for everyday living and hosting family and friends.

There are two generously sized double bedrooms, both offering comfortable accommodation, together with a stylish, modern bathroom.

Outside is where this home truly excels. The impressive rear garden has been lovingly landscaped to create a private, tranquil oasis, offering an abundance of space to relax, entertain or indulge in gardening. The frontage is equally impressive, providing off-road parking for a number of vehicles, making it ideal for visiting family and guests, there is also a garage that in time (sstp) could offer scope to further enhance the overall size of the property

Enjoying a peaceful semi-rural setting, the property is within comfortable walking distance of North Fambridge railway station, offering direct connections to London Liverpool Street, while the village itself provides a welcoming community, riverside walks and excellent sailing facilities along the River Crouch.

Combining generous accommodation, exceptional gardens and a highly desirable village location, this is a rare opportunity to secure a wonderful home that perfectly balances countryside living with everyday convenience.



Agents Notes, 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.





