



The Avenue, North Fambridge , Essex CM3 6LZ
£800,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Situated within the picturesque Essex riverside village of North Fambridge, this individual four double bedroom family residence occupies a wonderful plot of over a quarter of an acre and offers spacious, versatile accommodation perfectly suited to modern family living. North Fambridge itself is set on the banks of the River Crouch and is renowned for its beautiful countryside and riverside walks, railway station and excellent accessibility for both families and commuters alike.



The accommodation is both generous and well planned throughout. To the ground floor there is a sitting room, separate dining room and study, ideal for those working from home. The true heart of the home is the superb kitchen/dining/family room featuring a part vaulted ceiling, impressive island unit and bi-fold doors opening directly onto the garden, creating a wonderful entertaining and family space. In addition, there is a large conservatory.

To the first floor are four well-proportioned double bedrooms together with two bathrooms, providing comfortable accommodation for growing families.

Externally, the property enjoys a mature plot extending to over 0.25 of an acre with extensive parking, double garage and generous gardens offering excellent privacy and space for outdoor enjoyment.

Offered for sale with no onward chain, this is a rare opportunity to acquire an individual family home in one of the area's most desirable riverside villages.

APPROXIMATE ROOM SIZES

FIRST FLOOR

Master Bedroom 24'5 x 11'10 (7.44m x 3.61m)

En-Suite Shower Room

Bedroom two 12'2 x 12' (3.71m x 3.66m)

Bedroom Three 12' x 9'9 (3.66m x 2.97m)

Bedroom Four 12'3 x 8'3 (3.73m x 2.51m)

Family Bathroom 9'2 x 8'8 (2.79m x 2.64m)

Landing

Overlooking the sitting room.

GROUND FLOOR

Entrance Hall 18'3 x 6'8 (5.56m x 2.03m)

Cloakroom

Kitchen, Dining & Family Room 24'2 x 22'5>21'1 (7.37m x 6.83m>6.43m)

A wonderful open plan style kitchen with part vaulted ceiling and bi-folding doors to the garden. Feature central island unit. Appliances include a range oven, American style fridge freezer, dishwasher and wine cooler. Open to sitting room and double doors to conservatory.

Sitting Room 21'2 x 12'4 (6.45m x 3.76m)

Feature vaulted ceiling, woodburner, doors to exterior.

Dining Room 16'8 x 14'5 (5.08m x 4.39m)

Doors to exterior.

Study 10'3 x 8' (3.12m x 2.44m)

Doors to conservatory.

Conservatory 17'7>10'4 x 16'3 (5.36m>3.15m x 4.95m)

Brick and upvc double glazed construction.

Utility 7'5 x 4'2 (2.26m x 1.27m)

EXTERIOR

The house is set back from the road and located on a plot of just over quarter of an acre.

Front

Driveway providing parking for numerous vehicles leading to:

Double Garage 16'10 x 16' (5.13m x 4.88m)

Electric door.

Rear Garden

Patio leading to lawn garden, many mature trees and shrubs.

Agents Note

There are solar panels on the roof which provide hot water.

Agents Notes, 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: 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.



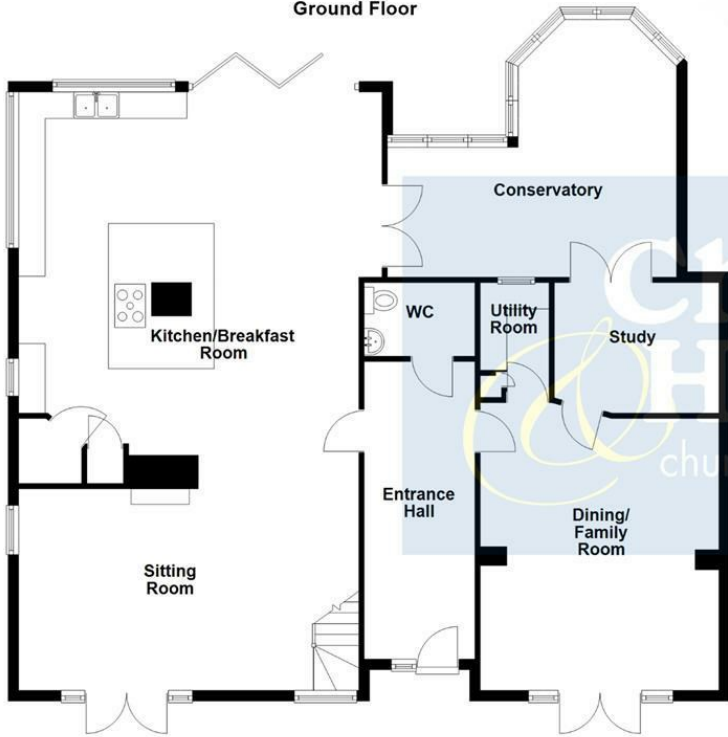


APPROX INTERNAL FLOOR AREA
TOTAL 236 SQ M 2535 SQ FT

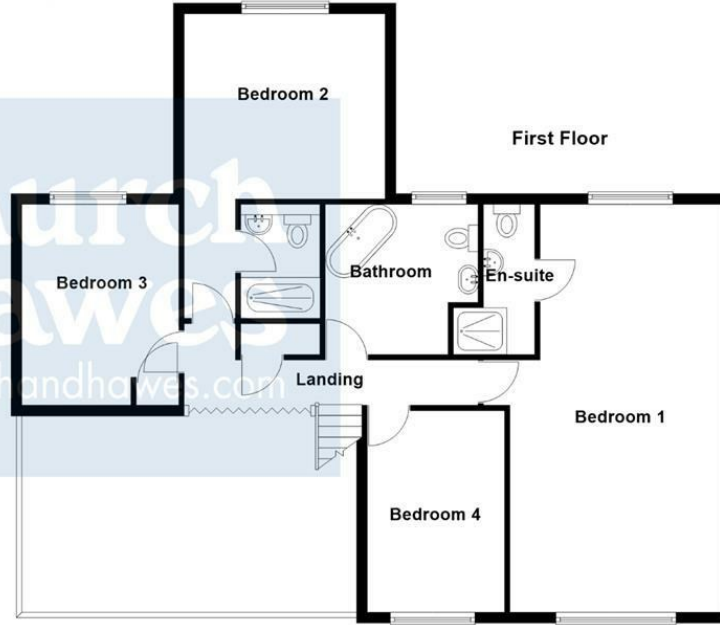
This plan is for layout guidance only and is
NOT TO SCALE
Whilst every care is taken in the preparation of
this plan, please check all dimensions, shapes &
compass bearings before making any decisions
reliant upon them.
Copyright Church & Hawes



Ground Floor



First Floor



efficient
property
marketing

