



North Fambridge £400,000 3-bed cottage

Station Approach

A charming three-bedroom semi-detached Victorian cottage, combining period character with comfortable modern living. This delightful home offers a wealth of original features alongside well-proportioned accommodation, making it an ideal choice for families, couples or those looking for a characterful period property. The heart of the home is the impressive dual-aspect lounge/diner, providing a bright and welcoming space. A feature log burner creates a cosy focal point, particularly during the colder months, while the dual aspect allows plenty of natural light to flow through the room. The well-equipped kitchen features a range cooker and offers a practical space for everyday cooking and entertaining.

Upstairs, there are three bedrooms, providing flexible accommodation for family living, guests or home working, together with a family bathroom. Outside, the property benefits from a private driveway with parking for two cars, a valuable feature for a period cottage. The garden also includes a summerhouse, offering a versatile additional space that could be used as a home office, hobby room or peaceful retreat. Combining Victorian charm, generous living accommodation and desirable outside space, this attractive cottage offers a wonderful opportunity to enjoy period living with modern conveniences.

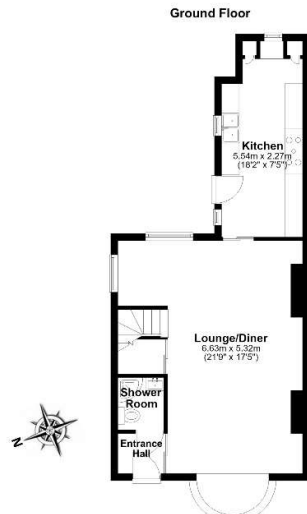
Hobbs Cottage is situated in the picturesque village of North Fambridge which is located on the North bank of the River Crouch. The village is renowned for the Blue House Nature Reserve which is owned by Essex Wildlife Trust. Along with its fabulous scenic coastal and rural walks stretching to Burnham On Crouch. The village has its own hall for social events, a thriving marina and bar and the popular The Ferry Boat Inn offering a restaurant, gardens and accommodation. Less than a minutes walk is the railway station which has early morning straight through trains to London Liverpool Street and thereafter, a change at Wickford and stops to all stations.

Chelmsford
11 Duke Street
Essex CM1 1HL

thehomepartnership.co.uk

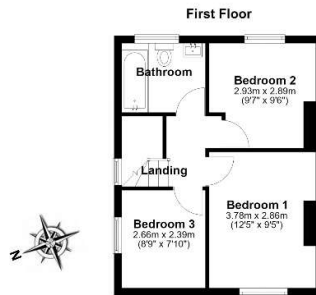
Sales
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Floor Plans



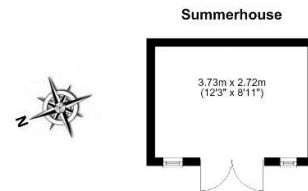
APPROX INTERNAL FLOOR AREA
48 SQ M 515 SQ FT
TOTAL APPROX INTERNAL FLOOR AREA
82 SQ M 885 SQ FT
This plan is for layout guidance only and is
NOT TO SCALE.
Whilst every care is taken in the preparation
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APPROX INTERNAL FLOOR AREA
34 SQ M 370 SQ FT
TOTAL APPROX INTERNAL FLOOR AREA
82 SQ M 885 SQ FT
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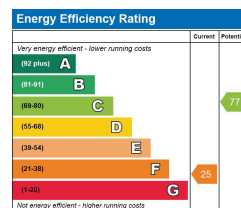
APPROX INTERNAL FLOOR AREA
10 SQ M 109 SQ FT
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Features

- Less than a minute walk to the station
- Lovely coastal walks on your doorstep
- Lounge/diner with log burner
- Under a mile to the popular Ferryboat Inn
- Victorian cottage
- Three bedrooms
- Kitchen with a Range cooker
- Driveway for two cars
- Approx 60' rear garden
- Summerhouse

EPC Rating



Tenure Freehold

Council Tax Band D is the council tax band for this property with an annual amount of £2,312.20.

The Nitty Gritty (Ghostbusters Edition)

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