



Fambridge House Franklin Road, North Fambridge , CM3 6NF
 Price £675,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Set within the picturesque village of North Fambridge, situated just a short walk from the train station (London Liverpool Street) this delightful Edwardian detached house, built in 1905, offers a perfect blend of period features and modern living. With its spacious layout, the property boasts three inviting reception rooms, providing ample space for both relaxation and entertainment. The large lounge, extended to the rear, serves as a wonderful gathering space for family and friends, while the additional 25ft studio room presents an ideal setting for craftwork or a home office.

The residence comprises four bedrooms, ensuring comfort for all family members. modern bathroom plus ground floor cloak room w.c The modern fitted kitchen, is designed to meet the needs of contemporary life while maintaining the charm of its Edwardian roots.

Outside, the property features a large South facing rear garden perfect for enjoying the outdoors or hosting summer gatherings plus the addition of a garage and a driveway with parking space for up to three vehicles,

This Edwardian gem on Franklin Road is not just a house; it is a home filled with character and warmth, ready to welcome its new owners. With its blend of historical charm and modern amenities, this property is a must-see for anyone seeking a family home in North Fambridge.

Freehold, Council tax band F. EPC rating F.

GROUND FLOOR

Double glazed doors into: -

ENTRANCE PORCH

Multi-pane door to: -

ENTRANCE HALL 13'3" x 10'2" (4.04m x 3.10m)

Double glazed window to side, stairs to first floor, radiator.

SITTING ROOM 13'3" x 13' (4.04m x 3.96m)

Double glazed bay window to front, fireplace, radiator, coved cornice to ceiling, doorway to: -

DINING ROOM 10'4" x 9'7" (3.15m x 2.92m)

Feature stain glass window to side, radiator, doors to hallway, lounge and kitchen.

INNER HALLWAY

Ceramic tiled floor, radiator, bi-fold door to: -

CLOAKROOM

Two piece white suite comprising wash hand basin with cupboard under, back to wall w.c., window to side, ceramic tiled floor.

LOUNGE 29'1" x 13'2" (8.86m x 4.01m)

Dual aspect room with two double glazed windows to flank, PVCu double glazed sliding door to rear, also PVCu double glazed window to side elevation, three radiators, coved cornice to smooth ceiling.

STUDIO/UTILITY 11'7" x 25'8" (3.53m x 7.82m)

PVCu double glazed French style door to rear garden, work surface with stainless steel single drainer sink unit, plumbing for washing machine, electric heaters.

KITCHEN 13' x 11' (3.96m x 3.35m)

PVCu double glazed window to rear, white high gloss eye and base level units, solid wood work surface, inset one and a half bowl sink unit, built-in double oven, halogen hob, extractor hood, plumbing for a dishwasher, breakfast bar, smooth ceiling, ceramic tiled floor, space for freezer.

FIRST FLOOR

BEDROOM 1 15'2" x 12'2" (4.62m x 3.71m)

Two PVCu double glazed windows to side and rear elevations, radiator.

BEDROOM 2 13'2" x 12' (4.01m x 3.66m)

Double glazed windows to side and rear elevations, radiator, loft hatch.

BEDROOM 3 13' x 12'3" (3.96m x 3.73m)

Double glazed window to front, fitted wardrobes, radiator.

BEDROOM 4 9'5" x 6'2" (2.87m x 1.88m)

Restricted head height. Double glazed window to front, radiator.

BATHROOM 10'4" x 9'7" (3.15m x 2.92m)

Quadrant shower cubicle, bath, wash hand basin with cupboard under, back to wall w.c., window to side, radiator, chrome towel rail.

LANDING

Built in airing cupboard housing hot water cylinder.

EXTERIOR

SOUTH FACING REAR GARDEN 120ft approx (36.58mft approx)

Commencing paved patio area leading to lawn with multiple flower and shrub beds, fruit trees

FRONT GARDEN

Mainly laid to lawn, with shing driveway leading up to garage.

GARAGE 17'5" x 12'5" (5.31m x 3.78m)

Boiler, oil tank, courtesy door to flank, up and over door.

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.



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