



Church Road, North Fambridge, CM3 6LU
GUIDE PRICE £700,000 to £735,000 Freehold


MARTIN&CO

Church Road, North Farnbridge

GUIDE PRICE £700,000 to £735,000

- BUILT 2021
- DETACHED CHALET STYLE
- LARGE FRONTAGE & DRIVEWAY
- LIGHT AND AIRY INTERIOR
- SEPERATE DINING ROOM
- LOUNGE WITH DOORS TO GARDEN
- HIGH QUALITY FITTED KITCHEN
- UNOVERLOOKED REAR GARDEN
- UNDERFLOOR HEATING
- CLOSE TO MARINA AND NATURE RESERVE



GENERAL DESCRIPTION

A most attractive and appealing, light and airy recently built detached chalet style house boasting three/ four bedrooms, situated in a pleasant location close to the Farnbridge marina.

The property offers a welcoming hallway adorned with an elegant oak and glass balustrade stairway leading to the first floor. The hallway features porcelain tiled flooring, with underfloor heating extending throughout the property over both floors. Towards the front is a separate dining room, which could be utilised as a fourth bedroom if desired, with a bathroom adjacent fitted with bath with handheld shower, wash hand basin on stylish vanity unit and a concealed cistern wc, porcelain tiles adorn the walls and flooring, and a useful chrome ladder style towel radiator.

To the rear with views across the unoverlooked garden is a bedroom with ensuite shower facility with large rainfall



shower head, wash hand basin set on vanity unit, concealed cistern wc, and chrome ladder style towel rail. Porcelain tiling adorn the walls and flooring. Adjacent to the bedroom is a useful office / study room with delightful views out to the courtyard seating area and garden.

The lounge is situated to the rear featuring windows to three aspects enabling natural light to flood into the room. Additionally, it grants access to the seating courtyard area to the rear. The central feature of the lounge is the feature fireplace with inset multifuel burner, for those cosy winter nights.

The fully fitted kitchen is equipped with top-of-the-line appliances including NEFF oven and oven/ microwave, induction hob with NEFF extractor over, integrated Smeg dishwasher, and John Lewis washer dryer, built in fridge and freezer, as well as a Blanco one and a half bowl sink unit. The kitchen is complemented by solid wood worktops throughout.

Upstairs are two further bedrooms. The spacious main

bedroom benefits from an ensuite facility comprising walk in shower with large rainfall shower head with extractor, wash hand basin set into vanity unit, concealed cistern wc, chrome ladder style towel radiator. Porcelain tiles adorn the walls and flooring. Outside to the rear is a very pleasant and secluded rear garden, complete with immediate paved patio across the rear of the property, with pleasant courtyard area adjacent to the lounge. The garden features a variety of shrubs, while trees along one side provide a backdrop and screening.

The property offers access down both sides to the front, with ample space for storage facilities, with access to the garage via side door from the courtyard area. There is convenient outside lighting and external water tap.

At the front, an expansive driveway allows ample parking for numerous cars and provides convenient access to the garage via a single up-and-over electric remote door. The fully lined garage offers the potential

for creating additional living space.

The property is presented in first class order and benefits from double glazing through out with hot water and underfloor heating supplied by an air source heat pump system, providing an efficient EPC rating of 85 (B). The property is connected to mains sewerage.

Fambridge village offers excellent transportation links, with a mainline railway station connecting to London Liverpool Street. Additionally, Fambridge Marina and Yacht Haven provide a wide range of marine services, moorings, and marina berths. The Ferry Boat Inn, which offers accommodation, is also nearby. Local shops can be found in the vicinity of Latchingdon, while the waterside towns of Maldon and South Woodham Ferrers provide shopping, retail parks, and leisure facilities.

NOTE: The Vendors have found an onward purchase.



ROOMS AND SIZES

HALLWAY 15' 6" x 7' 0" (4.72m x 2.13m)

DINING ROOM 9' 0" x 12' 5" (2.74m x 3.78m)

LIVING ROOM 20' 2" x 12' 8" (6.15m x 3.86m)

KITCHEN 12' 8" x 13' 5" (3.86m x 4.09m)

OFFICE 7' 6" x 7' 10" (2.29m x 2.39m)

BATHROOM 5' 8" x 6' 9" (1.73m x 2.06m)

GROUND FLOOR BEDROOM 10' 9" x 12' 6" (3.28m x 3.81m)

ENSUITE 6' 2" x 4' 10" (1.88m x 1.47m)

LANDING 6' 6" x 6' 4" (1.98m x 1.93m)

MAIN BEDROOM 16' 1" x 12' 5" (4.9m x 3.78m)

ENSUITE 7' 1" x 5' 10" (2.16m x 1.78m)

BEDROOM TWO 10' 10" x 9' 3" (3.3m x 2.82m)

GARAGE 22' 5" x 9' 8" (6.83m x 2.95m)





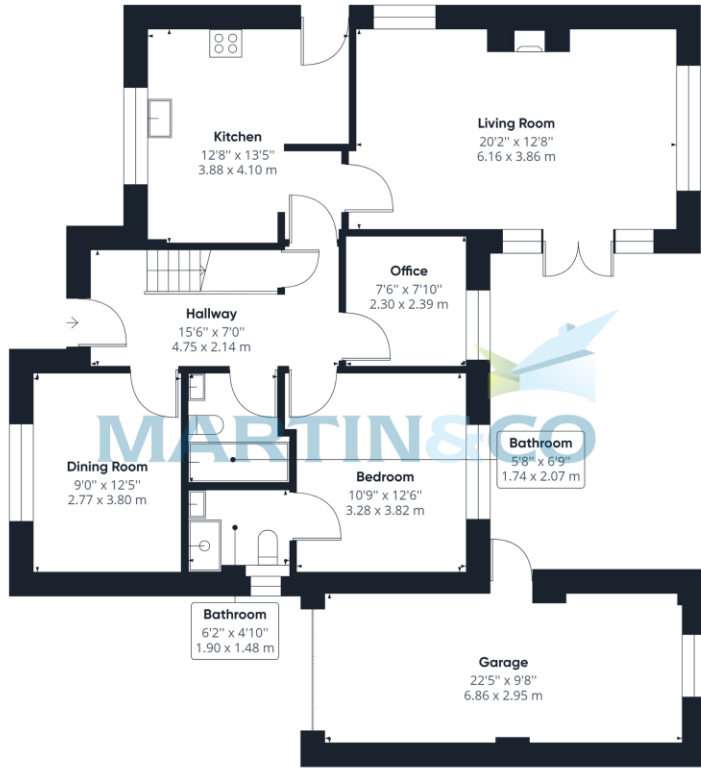





MARTIN&CO
 Westwick House, Church Road, North Farnborough

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Westwick House, Church Road, North Fambridge



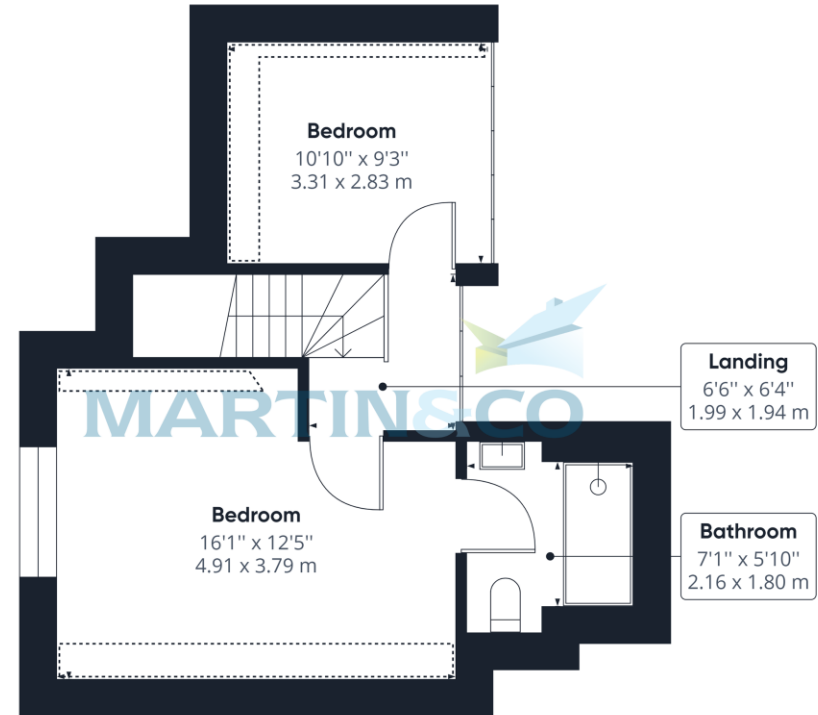
Floor 0

Approximate total area⁽¹⁾
1155.78 ft²
107.38 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Floor 1

Approximate total area⁽¹⁾

368.91 ft²
34.27 m²

Reduced headroom

46.92 ft²
4.36 m²

(1) Excluding balconies and terraces

□ Reduced headroom (below 1.5m/4.92ft)

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