

Fambridge Road, Althorne

CM3 6BZ



CURTIS O'BOYLE

Sales & Lettings



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£695,000

Situated on an impressive quarter acre plot overlooking the River Crouch and surrounding fields a deceptive five bedroom detached house. Accommodation includes a living room overlooking the garden, separate dining room, kitchen/breakfast room, utility room/WC, ensuite, family bathroom, spacious hallway and landing.

ENTRANCE HALL Obscure double glazed entrance door, smooth ceiling, radiator, double glazed window to side aspect, understairs cupboard, stairs to first floor.

LOUNGE 18' 5" x 14' 2" (5.61m x 4.32m) Double glazed sliding patio door to rear garden, double glazed window to side aspect, textured and coved ceiling, brick fireplace with multi fuel burner, door to dining room.

DINING ROOM 11' 8" x 10' 7" (3.56m x 3.23m) Double glazed window to rear aspect, radiator, textured and coved ceiling, door to kitchen.

KITCHEN/BREAKFAST ROOM 13' 11" x 12' 5" (4.24m x 3.78m) max. Double glazed bay window to front aspect, textured ceiling fitted base and wall units, stainless steel sink unit with mixer tap, cooker hood, tiled splashbacks, tiled floor, double glazed door to side aspect.

UTILITY ROOM/CLOAKROOM 9' 4" x 4' 8" (2.84m x 1.42m) Obscure double glazed window to front aspect, radiator, textured ceiling, vanity wash hand basin, close coupled WC, tiled splashbacks, tiled floor, space for washing machine.

FIRST FLOOR LANDING Double glazed windows to side aspects, radiator, smooth ceiling, loft access, airing cupboard.

BEDROOM ONE 11' x 10' 10" (3.35m x 3.3m) Double glazed window to rear aspect, radiator, textured ceiling built in wardrobes, door to ensuite.

ENSUITE Obscure double glazed window to side aspect, radiator, textured ceiling, tiled walls, vanity wash hand basin, close coupled WC, fitted tiled shower cubical.

BEDROOM TWO 15' 7" x 10' 2" (4.75m x 3.1m) max. Double glazed window to front aspect, radiator, smooth ceiling.

BEDROOM THREE 11' 11" x 9' 6" (3.63m x 2.9m) Double glazed window to rear aspect, radiator, smooth ceiling, built in wardrobe.

BEDROOM FOUR 12' 6" x 8' 10" (3.81m x 2.69m) Double glazed window to front aspect, radiator, textured and coved ceiling.

BEDROOM FIVE 10' 9" x 7' 2" (3.28m x 2.18m) Double glazed window to side aspect, radiator, textured ceiling built in wardrobe.

BATHROOM Obscure double glazed window to side aspect, smooth ceiling, radiator, tiled floor, part tiled walls, panelled bath with mixer tap and shower attachment, vanity wash hand basin, close coupled WC, electric shaver point.

GARAGE 17' 11" x 10' 6" (5.46m x 3.2m) Up and over door, power and light connected, door to rear garden.

FRONT Shingled driveway, various shrubs, side access to rear garden.

REAR GARDEN Quarter Acre Plot Commences with a paved patio area, remainder mostly laid to lawn, flower and shrub borders.



To view this property call Curtis O' Boyle Estate Agents on **01621 855558**

GROUND FLOOR
896 sq.ft. (83.3 sq.m.) approx.

1ST FLOOR
903 sq.ft. (83.9 sq.m.) approx.



TOTAL FLOOR AREA: 1799 sq.ft. (167.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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AWAITING EPC

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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