



Brabant Road, North Fambridge, Essex CM3 6LY
Price £475,000

Church & Hawes
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

OFFERED FOR SALE WITH NO ONWARD CHAIN! A rare opportunity has arisen to purchase this MOST DECEPTIVE THREE BEDROOM DETACHED BUNGALOW OCCUPYING AN ENVIABLE POSITION WITHIN THIS SOUGHT AFTER TURNING WITHIN THE HIGHLY POPULAR WATERSIDE VILLAGE of North Fambridge. Hosting a wealth of features with an impressive rear garden measuring approx 130' depth. Internally the extended accommodation comprises of en-suite facilities serving the master bedroom plus bathroom, lounge plus dining room, kitchen plus utility room. Externally the property also boasts ample driveway providing off road parking plus GARAGE/WORKSHOP. EARLY INTERNAL VIEWING COMES HIGHLY ADVISED! Energy Efficiency Rating E.



Entrance Hallway

Entrance door to front, radiator, airing cupboard, access to loft space, doors to:

Master Bedroom 12' x 9'9 reducing to 8'8 (3.66m x 2.97m reducing to 2.64m)

Double glazed window to front, radiator, coved to ceiling, door to:

En-Suite

Obscure glazed window to side, radiator, low level w.c, wash hand basin, tiled shower cubicle with wall mounted shower unit.

Bedroom 2 9'9 x 9'8 (2.97m x 2.95m)

Double glazed window to front, radiator, coved to ceiling.

Bedroom 3 10' x 8'5 (3.05m x 2.57m)

Double glazed window to side, radiator.

Bathroom

Obscure double glazed window to side, radiator, bathroom suite comprising of low level w.c, wash hand basin, panelled bath with wall mounted shower unit over, tiled to walls.

Dining Room 17' narrowing to 12'6 x 12'6 (5.18m narrowing to 3.81m x 3.81m)

Window to side, radiator, fireplace with Parkray, coved to ceiling, opens to:

Lounge 12'7 x 12'3 (3.84m x 3.73m)

Sliding patio door to rear leading to garden, wall mounted electric heater.

Kitchen 12'8 x 12'8 (3.86m x 3.86m)

Double glazed window to side, radiator, space for fridge/freezer, built in oven, four ring hob and extractor hood, sink unit with mixer tap set into work surfaces, space for dishwasher, of fitted base and wall mounted units, door to:

Utility Room 9'7 x 6'3 (2.92m x 1.91m)

Doors to rear and side, boiler, space for washing machine, sink unit.

Rear Garden approx 130' depth x 42' width (approx 39.62m depth x 12.80m width)

(Width measurement taken from the rear of the garden) Commencing with patio area, outside tap, mainly laid to lawn with established planting areas, oil tank, timber storage shed, access to front via gate.

Frontage

Driveway providing off road parking to the front, approx 8'3 width along side of the property leading to:

Garage/Workshop 19'9 depth x 8'4 width (6.02m depth x 2.54m width)

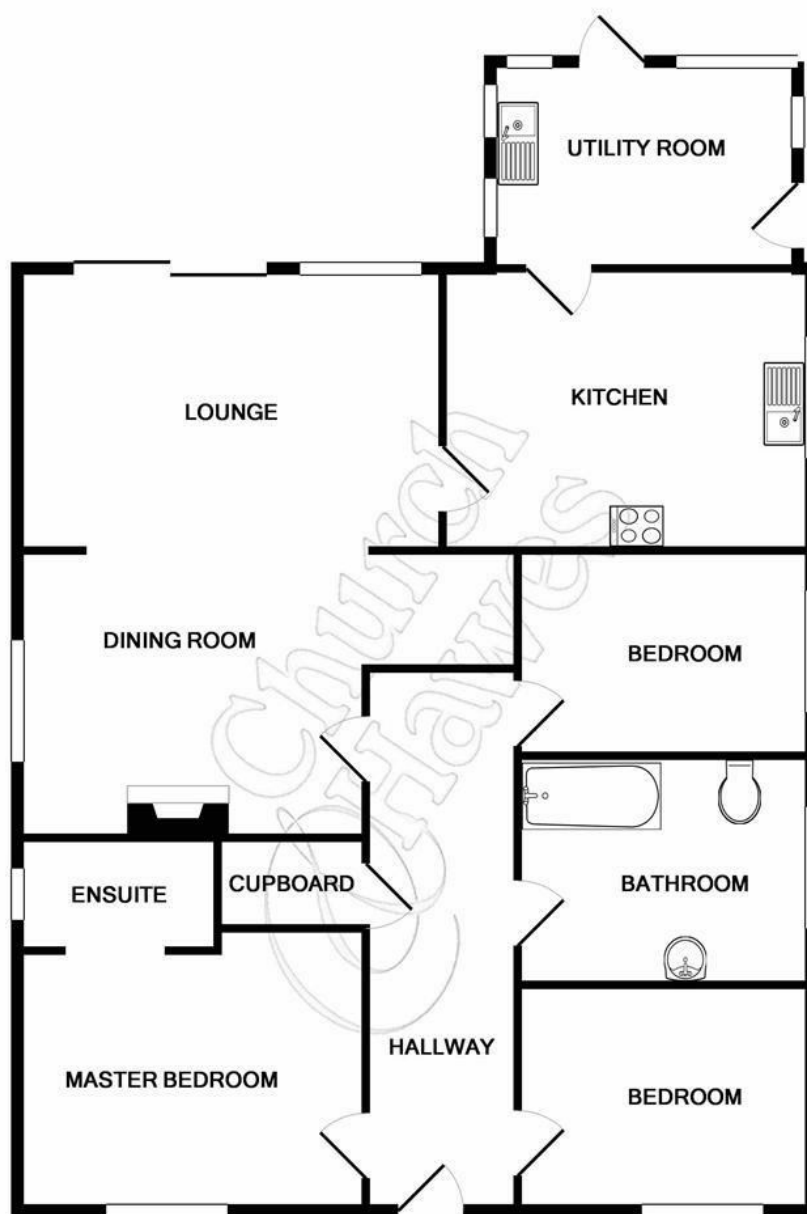
Up and over door to front, power and light connected.

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 him/herself 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.







Whilst every attempt has been made to ensure the accuracy of the floor plan 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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