



Church  
29 Manor Way, Chelmsford, CM3 6YD  
£650,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Situated in the popular Village of North Fambridge is this MODERN FOUR BEDROOM DETACHED house. The property is in immaculate condition and with many upgrades from the current seller. The consists of four double bedrooms with en suite and air conditioning benefiting bedroom one, four piece family bathroom. The ground floor features an open plan kitchen/diner/family room which overlooks the garden, lounge, separate study/snug, ground floor cloakroom and a utility. Externally the property benefits from a good size garden, converted garage (games room/bar) and a driveway for two/three cars.



Floor 0 Building 1



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Approximate total area<sup>(1)</sup>

1410 ft<sup>2</sup>  
 131.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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#### Entrance

Main entrance door.

#### Hallway

Control panel for alarm, radiator, stairs leading to the first floor.

#### Study/Snug 9'1 x 7'8 (2.77m x 2.34m)

Double glazed window with shutter blinds, radiator.

#### Ground Floor WC

Low level wc, hand wash basin, double glazed window, radiator. Understairs storage cupboard.

#### Living Room 17'5 x 12'2 (5.31m x 3.71m)

Double glazed bay window with shutter blinds, radiators, media wall with feature fire.

#### Open Plan Kitchen/Family Room 20' x 15'4 (6.10m x 4.67m)

Range of 'shaker' style wall and base units, marble work top surfaces, under counter sink with drainer, work top mounted hob, built in eye level oven and grill, further integrated domestic appliances. Double glazed windows, double glazed French doors, radiators. Door to;

#### Utility Room 8'3 x 5'2 (2.51m x 1.57m)

Range of wall and base units, marble work top surfaces, under counter sink, double glazed door leading out to the garden.

#### First Floor

Landing double glazed window with shutter blind, loft access.

#### Bedroom One 12'10 x 12' (3.91m x 3.66m)

Double glazed window, radiator, wall mounted air conditioning unit, fitted wardrobes. Door to;

#### En Suite

Shower cubicle with wall mounted shower unit, low level WC, hand wash basin, heated towel radiator, double glazed window.

#### Bedroom Two 12'5 x 9'9 (3.78m x 2.97m)

Double glazed windows, radiator, built in wardrobes.

#### Bedroom Three 13'3 x 9'2 (4.04m x 2.79m)

Double glazed windows, radiator.

#### Bedroom Four 10'1 x 7'9 (3.07m x 2.36m)

Double glazed window, radiator, built in wardrobe.

#### Bathroom

Four piece bathroom suite with panel bath, separate shower cubicle with wall mounted shower unit, wash basin, low level WC, double glazed window, heated towel radiator.

#### Outside

#### Garden

Patio area, mainly laid to lawn with children's play area at the back. Gated side access; door to the garage.

#### Garage 22' x 10'5 (6.71m x 3.18m)

Garage converted into a games/tv/bar. Power and lighting connected.

#### Driveway

Driveway parking for two/three cars, EV charging point.

#### Property Information

Tenure: Freehold  
Council Tax Band: F  
EPC Rating: C  
Heating: LPG Gas

#### North Fambridge

Nestled on the banks of the River Crouch is the village of North Fambridge which offers rail links to London's Liverpool Street Station. Located in the Maldon District, North Fambridge is close to South Woodham Ferrers and Burnham-on-Crouch.

The village features the Holy Trinity Church, the popular Ferry Boat Inn public house serving as a meeting point for residents and visitors alike offering a taste of local hospitality and the Blue House Farm nature reserve a haven for birdwatchers and nature enthusiasts, offering diverse habitats from saltmarshes to mudflats. The River Crouch itself is a focal point for various activities. Sailing and boating are popular pastimes, with local facilities catering to enthusiasts. The tranquil waters are perfect for kayaking or paddleboarding, allowing for a unique perspective of the riverside landscape. For those who prefer to stay on land, the riverbanks offer excellent spots for fishing or simply enjoying the serene atmosphere.

#### Agents Note, Money Laundering & Referrals

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 (AML) and FINANCIAL SANCTION REGULATIONS: Intending purchasers will be asked to produce identification documentation which is a legal requirement and we would ask for your co-operation in order that there is no delay in agreeing a sale. Church & Hawes use the services of CREDAS an online verification company so as to ensure the required compliance and satisfy customer due diligence.

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.

