



Station Approach, North Fambridge, Essex CM3 6NE  
Price £350,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

OFFERED with NO ONWARD CHAIN, BRIMMING WITH CHARM & CHARACTER! An opportunity has arisen to purchase this well presented EXTENDED THREE BEDROOM SEMI DETACHED RAILWAY COTTAGE. Hosting a wealth of features to include an impressive lounge with log burner, dining room plus a re-fitted kitchen. The property is situated within the sought after village of North Fambridge nestling on the banks of the River Crouch and a stones throw from the local rail station with links to London Liverpool Street station. Externally the property boasts a pleasant southerly aspect rear garden plus parking. Energy Efficiency Rating E.

### Bedroom 1

13'3 x 9'8 (4.04m x 2.95m)

Double glazed window to front, radiator.

### Bedroom 2

9'7 x 9'5 into wardrobe (2.92m x 2.87m into wardrobe)

Double glazed window to rear, radiator, fitted wardrobe, airing cupboard.

### Bedroom 3

8'6 x 7'3 (2.59m x 2.21m)

Double glazed window to side. radiator.

### Bathroom

Obscure double glazed window to rear, ladder towel radiator, bathroom suite comprising of low level w.c, wash hand basin, panelled bath, wall mounted shower unit, tiled to bath area.

### Landing

Double glazed window to side, radiator, access to boarded loft space via loft ladder with two velux windows to rear, power and light connected, stairs leading down to ground floor.

### Entrance Hall

Entrance door to front, obscure double glazed window to side, under stairs storage cupboard with light connected, door to:

### Lounge

21'7 x 17'4 reducing to 12'9 (6.58m x 5.28m reducing to 3.89m)

Double glazed window to front, two radiators, double glazed window to side, feature fireplace with log burner, coved to ceiling, stairs rising to first floor, doors to:

### Dining Room

14'10 x 9'2 (4.52m x 2.79m)

Double glazed window to rear, double glazed window to side, door to rear leading to garden, radiator, wood laminate effect flooring.

### Re-Fitted Kitchen

18' x 7'3 (5.49m x 2.21m)

Door to rear leading to garden, two velux windows, space for washing machine, space for fridge/freezer, space for range style oven, sink unit with mixer tap set into worksurfaces, range of fitted base and wall mounted units, built in dishwasher, built in microwave.

### Southerly Aspect Rear Garden

Access to front via gate, outside tap, patio area, oil fired central heating boiler, fenced to boundaries, lawned garden area, timber storage shed/summerhouse with power and light connected, oil tank.

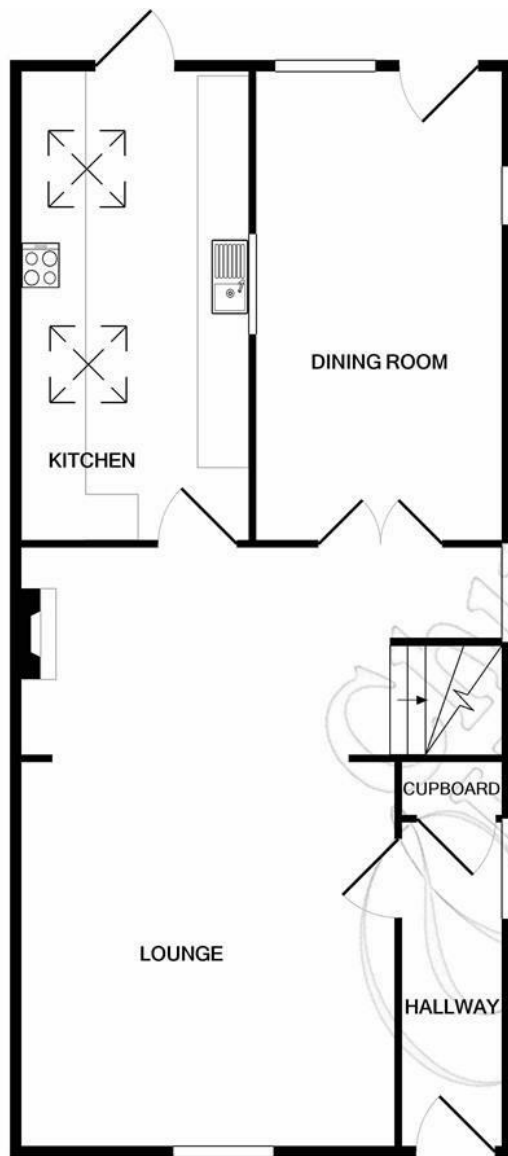
### Frontage

Paved frontage providing parking for one small/medium sized car. Plus reserved parking space to the front.

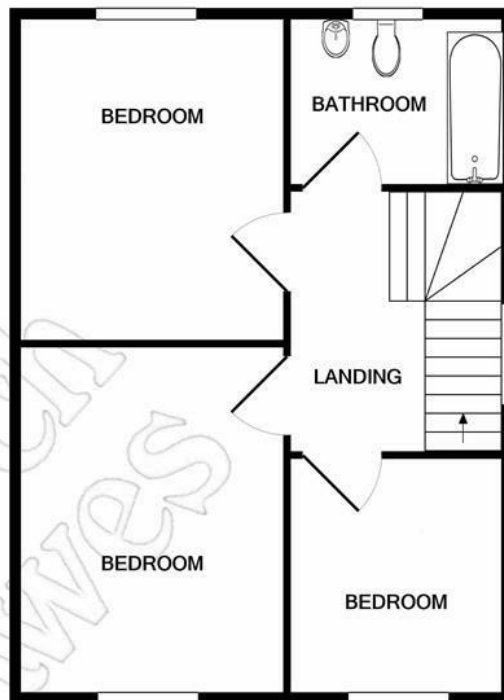
### Agents Note

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. Allocated and or a reserved

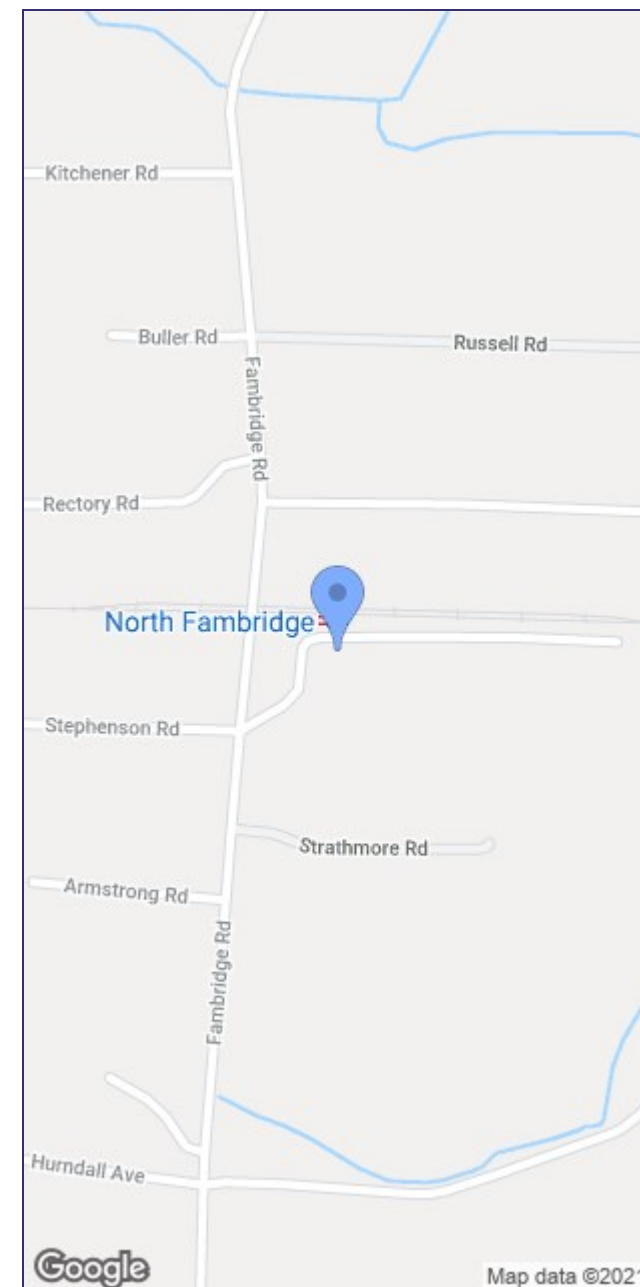
parking space should be checked/clarified via your solicitor. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.



GROUND FLOOR



1ST FLOOR



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.  
 Made with Metropix ©2021

