



Station Approach, North Fambridge CM3 6NE  
£425,000

To view this property call  
01621 734300

**SJ WARREN**  
[www.sjwarren.co.uk](http://www.sjwarren.co.uk)



## The accommodation comprises

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Located in the quaint village of North Farnbridge which is surrounded by beautiful coastal and countryside walks.

The village has two marinas both offering restaurant /bar facilities and the well known Ferry Boat Inn offering a restaurant/bar, accommodation and lovely gardens to enjoy summer or winter.

Positioned opposite North Farnbridge Station, which offers a rail link to London Liverpool Street is this spacious three bedroom semi detached house built in 2001.

The ground floor offers a cloakroom/w/c, kitchen/breakfast room, large lounge with dining area and a very useful study/home office reception room. The first floor is equally impressive with a large principal bedroom and en-suite, two further excellent size bedrooms and a family bathroom. Externally if you enjoy the summer sun, then this south facing garden should suit, also backing unspoilt open land.

To the front the property benefits from parking for two vehicles, PLEASE NOTE the property will be offered with NO ONWARD CHAIN.

### Entrance hallway

Double glazed door to the hallway which has wood effect laminate flooring, radiator and a double glazed window to the side. Stairs to the first floor with an understairs cupboard.

### Cloakroom/w/c

Wood effect laminate flooring, close coupled w/c, hand wash basin with splash back tiling, radiator and a double glazed window to the side.

### Kitchen/breakfast room

14'6 x 9'8

This is a nice size room with space for a breakfast table, wood effect laminate flooring and down lighting.

The kitchen is fitted with beech effect eye level units incorporating two display cabinets, matching base units and drawers with complimentary work surfaces over. Inset stainless steel gas hob with above stainless steel extractor, built in oven and grill, stainless steel one and a half sink, plumbing for washing machine and space for a fridge/freezer. Wall mounted combination boiler for hot water and heating(not tested) radiator and a double glazed window to the front.

### Lounge and dining area

20'4 reducing 16'8 x 9'4

This is an excellent size room with, nice bright and airy and backing the south facing garden.

Television/satellite points, radiator, double doors to the study/home office /reception room.

The dining area has bags of space for a family table and chairs and double glazed patio doors on to the rear garden.

### Study/home office/reception room

12'2 x 5'6

A very useful room and totally versatile in its use, whether a study, home office or reception room of your choice.

Wood effect laminate flooring, down lighting, loft access, radiator and double glazed windows to the side and rear.

### Landing

Double glazed window to the side, loft access and linen cupboard with radiator.

### Principal bedroom en-suite

16'4x 9'4

This room is an exceptionally good size double with a double glazed window to the rear with an unspoilt views across open land. Television/satellite points and door to the en-suite.

The en-suite has a walk in shower cubicle, pedestal hand wash basin, close coupled w/c, shaver point and wood effect laminate flooring.

### Bedroom two

12'2 x 9'4

Another really nice size double room with television/satellite points, radiator and a double glazed window to the front.

### Bedroom three

9'5 x 6'5

Double glazed window to the rear with views across open land, television/satellite points and radiator.

### Bathroom

Wood effect laminate flooring, part tiled walls, panelled bath with chrome taps and shower attachment, pedestal hand wash basin and a close coupled w/c. Expel air, radiator and a double glazed window to the front.

### Rear garden south facing

If you enjoy your outside space and the summer sun, then this garden should hit the spot. Commencing with a patio area and outside water tap, path to the rear of the garden which backs open land. The main garden is laid to lawn with some surrounding borders, side access path and gate to the front.

### Drive/parking

To the front the property has its own block paved drive for two vehicles.



**Consumer Protection from Unfair Trading Regulations 2008.**

S J Warren has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		74	85
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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