



SJ
WARREN
FOR SALE
01621 734 300

Stephenson road, Chelmsford CM3 6ND
Guide price £300,000

To view this property call
01621 734300

SJ WARREN
www.sjwarren.co.uk



The accommodation comprises

An exceptional opportunity to purchase a substantial building plot with detailed planning permission for an impressive detached three-bedroom bungalow extending to approximately 238 sq m (2,560 sq ft), situated within the exclusive Paddock development in the highly regarded village of North Fambridge.

The approved dwelling has been thoughtfully designed to provide generous accommodation including expansive living space, principal bedroom suite, garage and private gardens. Planning permission has been granted under reference 25/01003/RES.

North Fambridge is a highly sought-after riverside village renowned for its marina, countryside surroundings and railway station providing direct links to London Liverpool Street. The village offers an attractive blend of rural living and commuter convenience.

An outstanding self-build or development opportunity in one of Essex's most desirable village settings.



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	Target
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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Target
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Referrals

We work closely with a section of Trusted Local Solicitors/Conveyancers. This helps to provide for a smooth process from start to finish. Please note some (not all) pay us, The Agent, a Referral fee of up to £200. You however are under NO OBLIGATION to use any such recommendation.

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