



Austral Way, Chelmsford CM3 6UP  
£379,995

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 on the very popular Highfield Rise Estate in the village of Althorne, just 3.6 miles from the river fronted town of Burnham On Crouch.

The village has its own railway station with a link to London Liverpool Street Station, a bus route to the neighbouring town and villages, a lovely public house/restaurant and village hall.

This two bedroom detached bungalow PLEASE NOTE the potential to make a third bedroom, office/reception room subject to any consents required, via the attached garage with an internal door from the hallway. The bungalow is offered in very nice condition throughout, with a spacious lounge and modern kitchen/breakfast room, two large double bedrooms, cloakroom/w/c and a very nicely fitted bathroom.

Externally the rear garden has been tastefully landscaped with an array of plants, shrubs and a center circular lawn and pathway. To the front the property offers its own drive to an attached garage.

### **Storm porch**

Covered storm porch with electric light leading to the main entrance door.

### **Entrance hallway.**

Entrance door leading to a good size hallway which has a rather handy double built in cloaks cupboard that doubles as a utility space. This has plumbing for a washing machine and further utility space, additionally there is a further single built in storage cupboard, loft access and radiator and internal door to the garage (See notes in our heading)

### **Cloakroom/w/c**

The cloakroom has a double glazed window to the front with a quality white fitted shutter/blind, close coupled w/c, pedestal hand wash basin and radiator.

### **Kitchen/breakfast room**

12'6 x 9'8

This is a lovely modern fitted kitchen with space for your breakfast table and is fitted with a range of white eye level units, matching base units and drawers with complimentary white work surfaces over. Integrated fridge, inset white enamel sink, inset electric hob with above extractor and built in oven below, wood effect vinyl flooring, double glazed door to the side and double glazed window to the front with fitted blind.

### **Lounge**

20'1 x 11'8

This is a spacious room with a brick fireplace ready for an open fire or wood burner subject to professional advice on fitting. Double glazed windows to both sides and to the front all fitted with quality white shutter blinds and bringing in bags of natural light. There are two radiators and for a table and chairs space should you wish to make this a lounge/dining room and television point.

### **Bedroom one**

12'8 x 11'7

Both bedrooms are excellent size double rooms and this room is lovely bright and airy with double glazed French doors to the rear garden, television point and radiator. There is a large walk in wardrobe/cupboard with lots of hanging/storage space and a radiator.

### **Bedroom two**

15'8 x 9'4

Again a great size double room with a double glazed window to the rear, radiator and plenty of space for free standing or fitted bedroom furniture.

### **Bathroom**

Very nicely fitted comprising of a double walk in shower cubicle, pedestal hand wash basin, close coupled w/c, radiator and a double glazed window to the side with fitted blind.

### **Rear garden**

The property has a generous and well presented landscaped garden, a circular feature lawn with shingle surrounding path and well stocked planted borders surrounding. The garden has an array of plants, shrubs and to the left flank a patio bbq area, to one side of the bungalow is a wide side access laid to slabs, offering a nice place to sit and enjoy the evening sun, this also has a cold water tap and gate to the front.

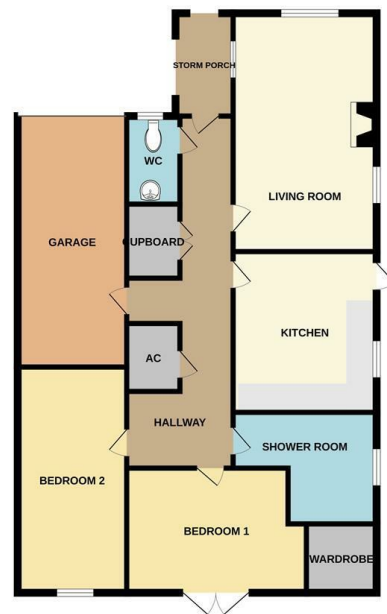
### **Drive and garage**

19'3 x 8'6

The bungalow has its own driveway leading to the garage which has an up and over door, power and light again PLEASE NOTE the garage offers potential to be converted into an additional bedroom or reception room of your choice, subject to any consents required.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 for guide only. prospective purchasers. The services, appliances and equipment shown here has not been tested and no guarantee as to their operability or efficiency can be given. Made with Hologram 5/2014

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

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