



Summerhill, Chelmsford CM3 6BY
£400,000

To view this property call
01621 734300

SJ WARREN
www.sjwarren.co.uk

The accommodation comprises

Located in the village of Althorne surrounded by wonderful countryside and the picturesque Crouch Valley, an area fast becoming known as a wine region. The village offers its own train station which runs into London Liverpool Street, a marina, The Crouch Valley vineyard and eatery and bus links to Burnham On Crouch, Maldon and the surrounding villages.

Wasdale is positioned in a quiet mews of just two detached bungalows and is a deceptively spacious and well presented three bedroom detached bungalow. Offering a spacious lounge and dining area, modern kitchen, three double bedrooms one of which has an open en-suite shower and hand wash basin, bathroom and double glazed conservatory. Externally a generous well laid out rear garden to relax enjoy and entertain and to the front its own parking for four or more vehicles to a detached garage with power and light.

Entrance hallway

Double glazed entrance door to the hallway which has wall mounted security key pad, wall mounted wireless thermostatic control for the heating and hot water. Loft access with ladder, light and boarded, built in cloaks storage cupboard.

Kitchen

11'10" x 7'10"

The kitchen has a range of modern white eye level units with back tiling, matching base units and drawers with complimentary wood effect work surfaces over. Inset stainless steel circular sink, inset electric induction hob, stainless steel built in Bosch fan oven, plumbing for washing machine and dish washer and space for a fridge/freezer. Led down lighting and a double glazed window to the front.

Lounge and dining area

18'1" x 16'8"

The lounge is particularly good size and offers a dining area with plenty of space for a family table and chairs. PLEASE NOTE the bungalow does have a chimney in situ offering the possibility to open the blocked off fireplace, for a log burner or similar, subject to any professional advice required. Television point, radiator and double glazed double doors to the conservatory.

Conservatory

11' x 10'1"

Double glazed.

Bedroom one

11'11" x 9' 11"

A good size double room with a double built in wardrobe/cupboard, radiator and a double glazed window to the front.

Bedroom two en suite shower and sink

11'9" x 9'9"

Another good size double with double glazed window to the rear, arch to an en-suite with a walk in shower cubicle, hand wash basin and expel air.

En-suite shower room

Bedroom three

11'10" x 7'10"

The third double room with a radiator and double glazed window to the rear.

Bathroom

Panelled bath with taps/shower attachment and screen, hand wash basin with vanity surround and cupboards below and a close coupled w/c.

Lined/airing cupboard with shelving and radiator, double glazed window to the front and radiator.

Rear garden

The bungalow has a generous rear garden commencing with a good size patio/entertaining area, outside water tap and power points. The lawn is neatly laid with surrounding well stocked borders and a Victoria plum tree, two further corner seating areas one with pergola ideal for your climbing plants. There is a newly purchased garden shed and dual side accesses with gates to the front.

Drive and garage

The approach to the bungalow is shared by the two bungalows both having their own drive/parking. There is ample parking for four or more vehicles leading to a detached garage with up and over door, power and light.



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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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