

Paul Mason Associates



Burnham Road, Althorne, CM3 6DP
Guide price £625,000

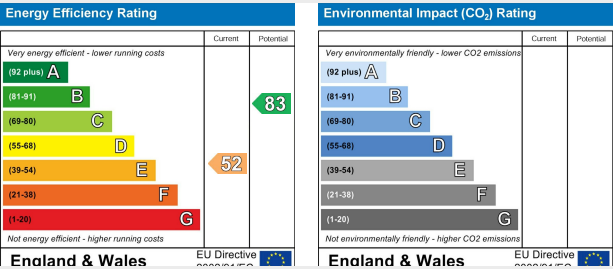
- Splendid Plot In Excess Of A Third Of An Acre
- Versatile Accommodation Throughout
- Large Kitchen/Dining Room
- Utility Room
- Modern High Gloss Kitchen/Breakfast Room
- Four Bedrooms
- Wonderful Landscaped 123' x 72' Secluded Rear Garden
- Double Garage
- Off Road Parking For Numerous Vehicles
- EPC - E

GUIDE PRICE £625,000- £650,000....No Onward Chain....A wonderful detached property which is set well back from the road in this sought after location, boasting a secluded plot in excess of a third of an acre. The property is located in Althorne is a village in the Dengie Peninsula benefitting from links to London via Althorne Train Station which is situated on the outskirts of the village. Located close to the station is Bridgemarksh Marina which is situated on Althorne Creek. There are two vineyards which produce award winning wines and include a café and bistro. Also within the village is a recreational park, village hall, shops, gastropub and tearoom. There are also plenty of scenic walks throughout the countryside. The closest town, Burnham-On-Crouch is approximately 3.6 miles from Althorne and provides an array of amenities.

The accommodation commences a generous and welcoming entrance hall which provides access to the ground floor shower room, bedroom four/study, the impressive 23ft lounge/dining room, fitted kitchen and access to the separate utility room. The first floor is accessed via the staircase in the entrance hall which leads up to the landing with access to three good size bedrooms and large four piece family bathroom.

Externally, the property is set back from the road with access to the double garage/workshop with parking for numerous vehicles. Double wooden gates leading to to the secluded rear garden measuring 123' x 72'. The rear garden is mostly laid to lawn, fenced to boundaries and houses a variety of trees and shrubs and a timber summer house.

To appreciate this spacious and versatile accommodation, viewings come highly recommend



Accommodation

GROUND FLOOR

Entrance Hall

Lounge/Dining Room

7.11m x 4.29m (23'3" x 14'0")

Playroom/Sitting Room/Bedroom Four

3.05m x 2.96m (10'0" x 9'8")

Shower Room

Kitchen/Breakfast Room

5.19m x 3.19m (17'0" x 10'5")

Utility Room

FIRST FLOOR

Landing

Bedroom One

3.93m x 3.31m + wardrobes (12'10" x 10'10" + wardrobes)

Bedroom Two

4.44m x 2.69m (14'6" x 8'9")

Bedroom Three

3.98m x 2.16m (13'0" x 7'1")

Family Bathroom

EXTERIOR - OVERALL PLOT OF 211' X 72'

Front Garden

Detached Double Garage

Rear Garden - 123' x 72'

Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas Central Heating

Local Authority - Maldon District
Council

Viewings

Strictly by appointment only through
the selling agent Paul Mason
Associates 01245 382555.

Important Notices

We wish to inform all prospective
purchasers that we have prepared
these particulars including text,
photographs and measurements as
a general guide. Room sizes should
not be relied upon for carpets and
furnishings. We have not carried out
a survey or tested the services,
appliances and specific fittings.
These particulars do not form part
of a contract and must not be relied
upon as statement or representation
of fact.

Should you be successful in having
an offer accepted on a property
through ourselves, then there is an
administration charge of £25 inc.
VAT per person (non-refundable) to
complete our Anti Money Laundering
Identity checks.

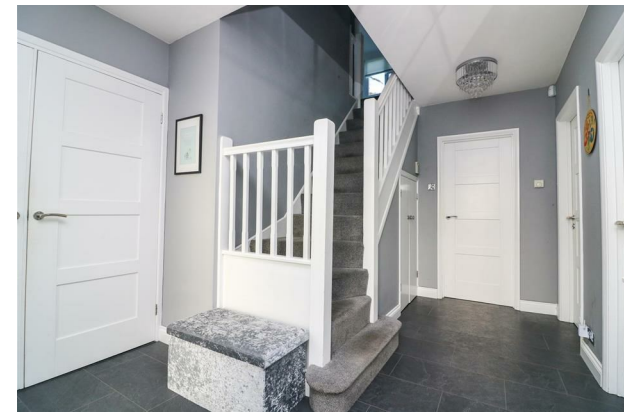


Ground Floor



First 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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