

Paul Mason Associates



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



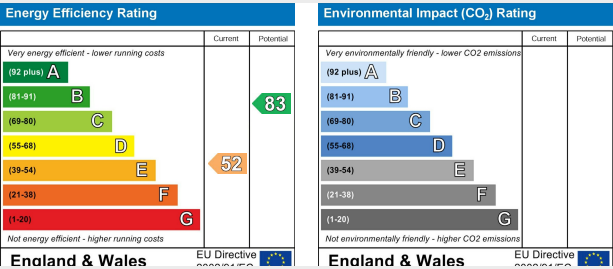
- Splendid Plot In Excess Of A Third Of An Acre
- Versatile Accommodation Throughout
- Large Kitchen/Dining Room
- Utility Room
- Modern High Gloss Kitchen/Breakfast Room
- Four Bedrooms
- Wonderful Landscaped 123' x 72' Secluded Rear Garden
- Double Garage
- Off Road Parking For Numerous Vehicles
-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



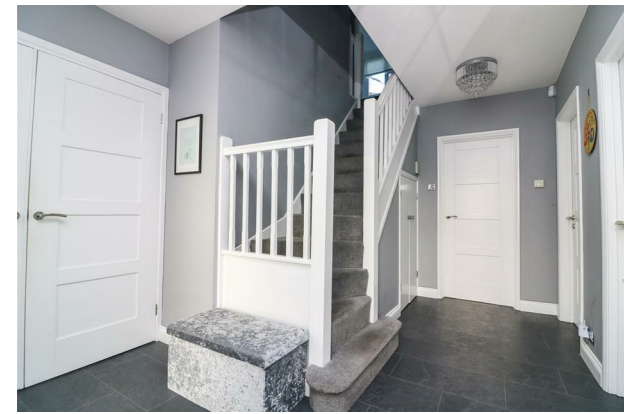
**Ground Floor**



**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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