



Austral Way, Althorne, Essex CM3 6UP  
Guide price £400,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

**\*\*Guide Price of £400,000 - £415,000\*\* \*\*DETACHED FAMILY HOME IN QUIET CUL-DE-SAC POSITION\*\*** Nestled in the corner of a quiet cul-de-sac on the fringes of this most sought after development in the heart of the ever popular semi-rural village of Althorne is this well presented and wonderfully maintained spacious family home. The property offers convenient access with Althorne's railway station within walking distance and the historic market and waterside towns of Burnham-on-Crouch and Maldon just a short drive away. Deceptively spacious living accommodation commences on the ground floor with an inviting entrance hall leading to a cloakroom and generously sized living room which in turn provides access to a conservatory at the rear and impressive kitchen/diner. The first floor then offers a landing leading to a family bathroom and three well proportioned double bedrooms, one of which is complimented by extensive built in storage/wardrobes and an en-suite shower room. Externally, the property enjoys an impressive and attractive rear garden while the frontage offers extensive off road parking to both the front and side of the property in addition to a garage. Viewing this property comes strongly advised! Energy Rating C.



## FIRST FLOOR:

### LANDING:

Double glazed window to front, built in double storage cupboard with radiator, staircase down to ground floor, doors to:

### BEDROOM 1: 11'10 x 9'10 (3.61m x 3.00m )

Double glazed window to rear, radiator, range of built in wardrobes and storage units and drawers, door to:

### EN-SUITE:

Obscure double glazed window to front, chrome heated towel rail, 3 piece white suite comprising fully tiled curved corner shower with sliding doors, close coupled wc and wash hand basin set on vanity unit with storage below, part tiled walls, tiled floor, inset downlights, extractor fan.

### BEDROOM 2: 9'3 x 8'2 (2.82m x 2.49m )

Double glazed window to rear, radiator.

### BEDROOM 3: 11'1 x 7'7 (3.38m x 2.31m )

Double glazed window to front, radiator.

### FAMILY BATHROOM:

Obscure double glazed window to rear, chrome heated towel rail, 3 piece white suite comprising panelled bath with mixer tap and shower over with glass screen, close coupled wc and wash hand basin set on vanity unit with storage below, tiled walls and floor, inset downlights, extractor fan.

## GROUND FLOOR:

### ENTRANCE HALL:

Obscure double glazed entrance door to side, radiator, wood effect floor, doors to:

### CLOAKROOM:

Obscure double glazed window to front, 2 piece white suite comprising wc and wall mounted wash hand basin, tiled walls and floor.

### LIVING ROOM: 17' x 10'8 (5.18m x 3.25m )

Double glazed window to rear, radiator, staircase to first floor, built in under stairs storage cupboard, arch opening to kitchen/dining room, double glazed French style doors opening to:

### CONSERVATORY: 11'7 x 8'6 (3.53m x 2.59m )

Double glazed French style doors opening onto rear garden, double glazed windows to all aspects, tiled floor, double glazed vaulted ceiling.

### KITCHEN/DINING ROOM: 17'2 x 10'11 (5.23m x 3.33m )

Dual aspect room with double glazed French style doors opening onto rear garden and double glazed bow window to front, radiator, extensive range of 'Shaker' style wall and base mounted storage units and drawers, roll edged work surfaces with inset 1 ½ bowl/single drainer sink unit, Rangemaster oven to remain with extractor hood over, integrated fridge, space and plumbing for washing machine and tumble dryer, inset downlights, tiled floor.

## EXTERIOR:

### REAR GARDEN:

Commencing with a block paved seating area leading to remainder which is mainly laid to lawn with planted beds to borders, exterior cold water tap, side access gate leading to frontage, personal door into side of:

### GARAGE:

Up and over door to front, power and light connected, personal door to side, overhead storage, accessed via:

### FRONTAGE:

Driveway providing off road parking for 3 vehicles and additional block paved driveway to front of house.

## TENURE & COUNCIL TAX BAND:

This property is being sold freehold and is Tax Band C.

## VILLAGE OF ALTHORNE:

Althorne is a small village which benefits from a railway station with direct trains to London Liverpool Street (at peak times), a village pub, church and two vineyards with cafe facilities. The nearby towns of South Woodham Ferrers, Maldon and Burnham-on-Crouch provide a good range of shopping, educational and recreational facilities. Burnham-on-Crouch is a riverside town renowned for its long established yacht clubs and marina and the historic market town of Maldon offers an array of restaurants, public houses, shops, waterside public houses and the famous Promenade Park.

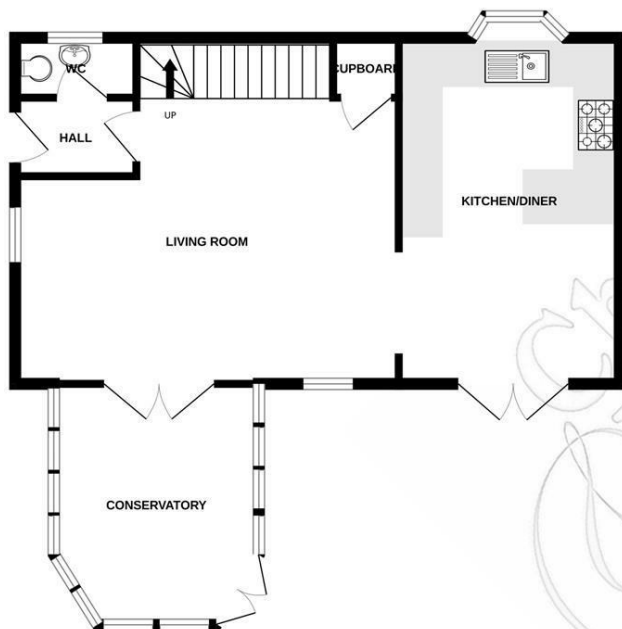
## AGENTS NOTE:

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

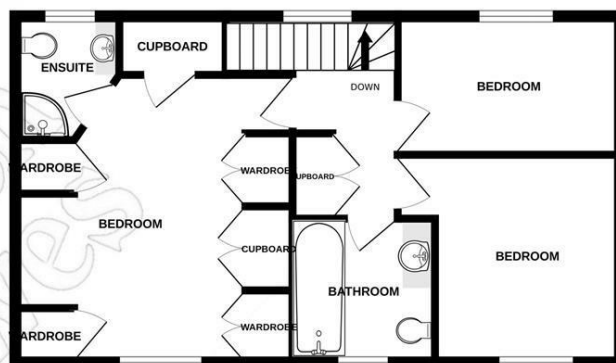




GROUND FLOOR



1ST 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 as such by any prospective purchaser. 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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