



Highfield Rise, Althorne, Essex CM3 6DN
Price £350,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

****NO ONWARD CHAIN**** Enjoying a most impressive outlook backing on to open fields is this wonderfully spacious detached bungalow positioned favourably within this most sought modern development in the semi rural village of Althorne. The property does require modernisation throughout, however, it offers great potential to possibly extend (stp) with current living space comprising three well proportioned bedrooms, a dual aspect living/dining room, kitchen, conservatory, family bathroom and separate shower room. Externally, the property offers a well presented rear garden backing on to the aforementioned fields while the frontage offers a further garden area and a driveway providing extensive off road parking and access through wide opening gates and access to a detached garage at the rear. Interest in this property is expected to be high so an early inspection is strongly advised to avoid disappointment. Energy Rating D.

ACCOMMODATION COMPRISING:

ENTRANCE HALL:

Obscure double glazed entrance door to side, radiator, tiled floor, doors to:-

SHOWER:

Obscure double glazed window to side, fully tiled shower area with floor drain.

LIVING/DINING ROOM:

17'11 x 12'6 (5.46m x 3.81m)

Double glazed window to front, double glazed sliding patio doors to side, two radiators, wood effect flooring, door to:-

INNER HALL:

Radiator, access to loft space, cupboard housing boiler, airing cupboard housing hot water cylinder, wood effect flooring, doors to:-

KITCHEN:

10'3 > 7'11 x 7'11 (3.12m > 2.41m x 2.41m)

Obscure double glazed entrance door to side, double

glazed window to to side, radiator, extensive range of matching wall and base mounted storage units and drawers, roll edge work surfaces with inset single bowl single drainer sink unit, space and plumbing for cooker, fridge/freezer, and washing machine, part tiled walls, tiled floor.

FAMILY BATHROOM:

Obscure double glazed window to side, radiator, three piece white suite comprising panelled bath with mixer tap and shower over, pedestal wash hand basin and close coupled WC, two wall mounted cabinets, part tiled walls, tiled floor.

BEDROOM:

12'10 x 7'10 (3.91m x 2.39m)

Double glazed French style doors to conservatory, radiator, wood effect flooring.

CONSERVATORY:

9'5 x 9'1 (2.87m x 2.77m)

Double glazed French style doors opening on to rear garden, double glazed windows to both sides, radiator, tiled floor.

BEDROOM:

12'10 > 10'7 x 12'8 (3.91m > 3.23m x 3.86m)

Double glazed window to rear, radiator, wood effect flooring.

BEDROOM:

9'7 x 7'5 (2.92m x 2.26m)

Double glazed window to side, radiator, wood effect flooring.

EXTERIOR:

REAR GARDEN:

Commencing with a paved patio seating area with retaining brown picket fence and gate leading to remainder which is predominantly laid to lawn with planted borders, storage shed and backs on to open fields, driveway to side of bungalow accessed from front via wide opening wooden gates and provides access to:-

DETACHED GARAGE:

Up and over door to front, power and light connected, personal door to side into rear garden.

FRONTAGE:

Driveway leading to wide opening gates to side provides access to rear, detached garage and extensive off road parking, remainder of frontage is predominantly laid to lawn with side access path and gate to other side of bungalow leading to rear garden.

TENURE & COUNCIL TAX:

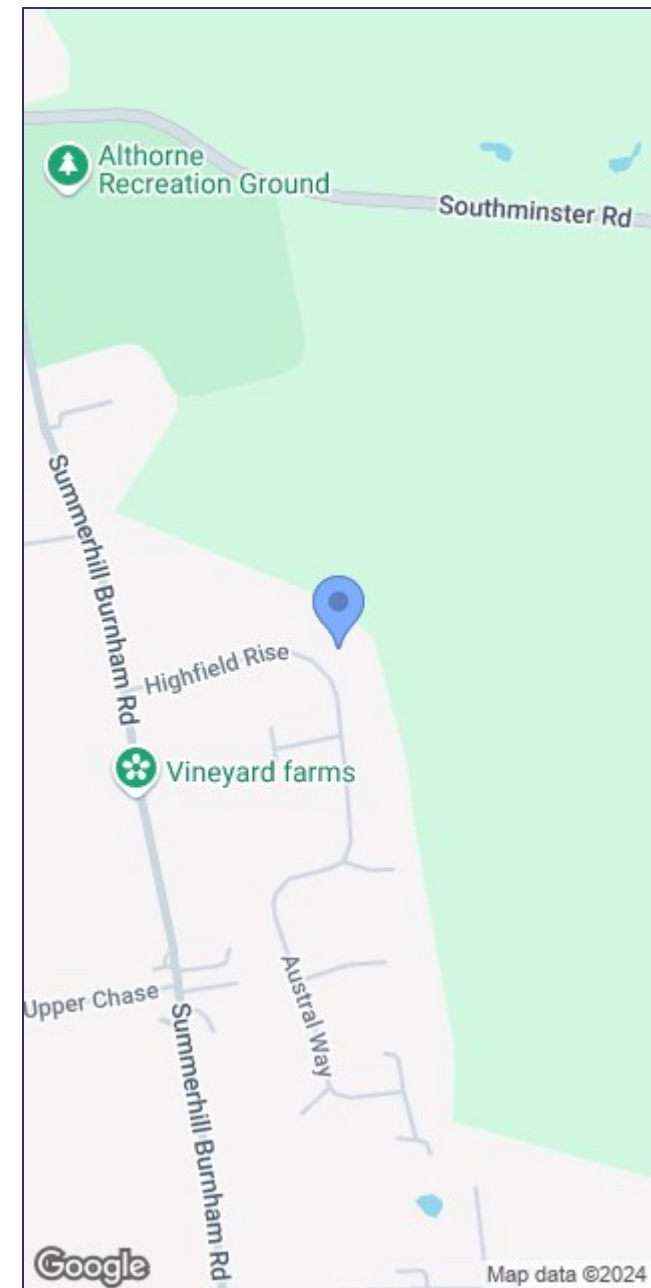
This property is being sold freehold and is Tax Band D.

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 NOTES:

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.



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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