



Summerhill, Althorne , CM3 6BY
O.I.E.O £400,000

Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents

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****IMPRESSIVE DETACHED BUNGALOW IN SOUGHT AFTER LOCATION**** Positioned favourably in the centre of the ever sought after semi-rural village of Althorne, within walking distance of it's railway station and a short drive to the market towns of Maldon, Burnham-on-Crouch & South Woodham Ferrers, is this vastly improved and deceptively spacious detached bungalow offering a private un-overlooked location. Well presented living accommodation commences with an entrance hall leading to a refitted kitchen, family bathroom, living/dining room with adjoining conservatory and three well proportioned double bedrooms, one of which is complimented by an en-suite shower room. Externally, the property enjoys a picturesque rear garden while the frontage offers extensive off road parking and access to a detached garage. Viewing is strongly advised to avoid disappointment. Energy Rating C.



ENTRANCE HALLWAY:

Obscure double glazed door to front, radiator, airing cupboard, access to loft space via loft ladder which is boarded with lighting and houses the gas fired combination boiler, doors to:

KITCHEN: 11'10 x 7'10 (3.61m x 2.39m)

Double glazed window to front, range of matching wall and base mounted storage units with under pelmet lighting, stainless steel sink/drain unit set in roll edged work surface, replacement appliances include eye level oven, 4-ring electric hob, space for fridge/freezer, dishwasher and washing machine, tiled floor, inset spotlights.

LIVING ROOM: 17'11 x 16' (5.46m x 4.88m)

Double glazed doors to rear opening to conservatory, radiator.

FAMILY BATHROOM:

Obscure double glazed window to front, radiator, modern three piece white suite comprising 'P' shaped panelled bath with shower over and glass screen, wash hand basin set on vanity storage units with wall mounted cabinets over and close coupled wc, wood effect floor, part tiled walls, build in airing cupboard with radiator.

BEDROOM 1: 11' 11" x 9' 11" (3.35m 3.35m x 2.74m 3.35m)

Double glazed window to rear, radiator, open to:

EN-SUITE SHOWER ROOM:

Suite comprising tiled shower cubicle and pedestal wash hand basin.

BEDROOM 2: 11'11 x 9'11 (3.63m x 3.02m)

Double glazed window to front, radiator, built in storage cupboard.

BEDROOM 3: 11'10 x 7'10 (3.61m x 2.39m)

Double glazed window to rear, radiator.

CONSERVATORY: 11' x 10'1 (3.35m x 3.07m)

Brick built base with double glazed windows to both sides and double patio doors opening to rear garden.

EXTERIOR:**REAR GARDEN:**

A well presented garden, commencing with a paved patio seating area, remainder mainly laid to lawn with shrub borders, fenced to boundaries, cold water tap, shed to remain.

FRONTAGE:

Block paved driveway to front providing off road parking for up to 4 vehicles, cold water tap, access to:

GARAGE:

Single garage with up and over door to front.

TENURE & COUNCIL TAX BAND:

This property is being sold freehold and is tax band D.

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.

VILLAGE OF ALTHORNE:

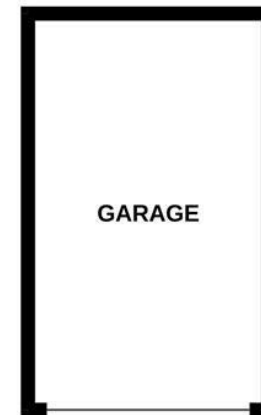
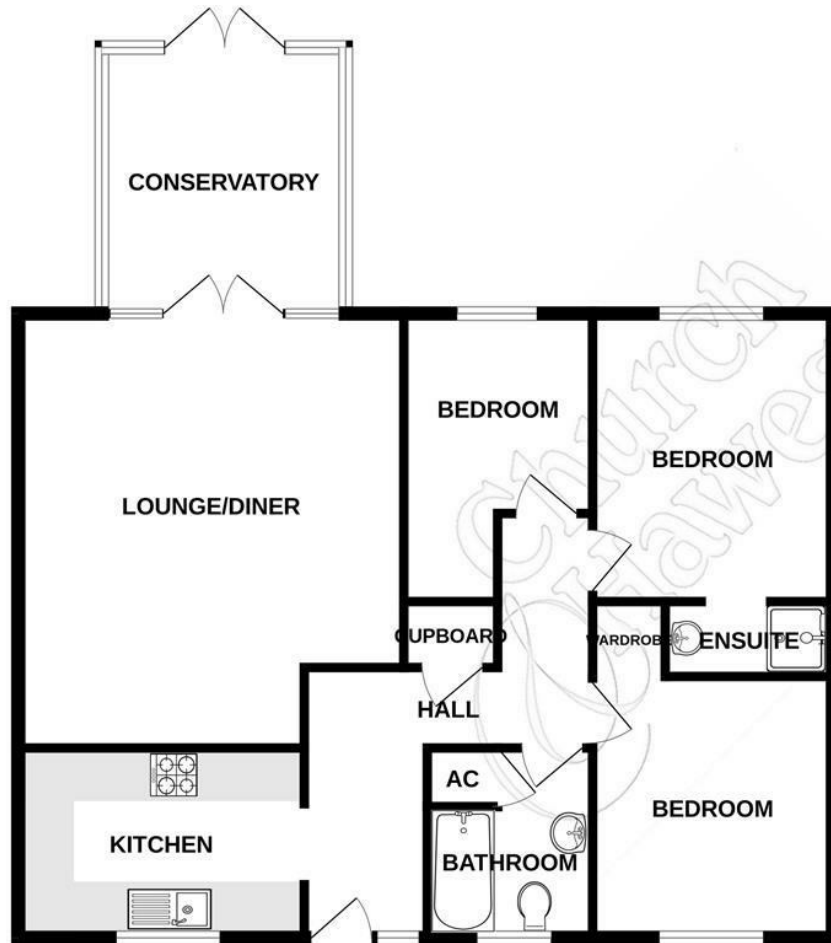
Althorne is a small village which benefits from a railway station with direct trains to London Liverpool Street (at peak times), a village pub, church and two vineyards with cafe facilities. The nearby towns of South Woodham Ferrers, Maldon and Burnham-on-Crouch provide a good range of shopping, educational 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:

We have been advised by the seller that the electrical fuse board was replaced in the property in 2020 and the boiler replaced in 2021 with a combination 'Baxi' and still under its 10 year warranty.







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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