

Paul Mason Associates



Garden Close, Althorne, Essex, CM3 6BP

Guide price £375,000

- | Energy Efficiency Rating | | Current | Potential |
|---|--|----------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| <div> <div></div> </div> | | 76 | 85 |
| England & Wales | | EU Directive
2002/91/EC | |
- | Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|----------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| <div> <div></div> </div> | | | |
| England & Wales | | EU Directive
2002/91/EC | |

Outside, the L-shaped rear garden wraps around the property, with paved seating areas, established trees and planting, and a timber summerhouse. The generous outdoor space offers plenty of room for entertaining and relaxing, while the driveway to the front provides off-road parking and an EV charger.



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.

Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement.

Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

LOCATION

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 Bridgemarsh 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 shop, recreational park, village hall, 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.

ACCOMMODATION

GROUND FLOOR

Porch

1.3m x 1.0m (4'3" x 3'3")

Entrance Hall

5.6m x 0.9m (18'4" x 2'11")

Kitchen/Dining Room

8.3m x 2.5m (27'2" x 8'2")

Lounge

4.5m x 4.1m (14'9" x 13'5")

Conservatory

3.9m x 2.9m (12'9" x 9'6")

FIRST FLOOR

Landing

3.4m x 1.7m (11'1" x 5'6")

Bedroom One

4.5m x 2.9m (14'9" x 9'6")

Bedroom Two

3.8m x 2.2m (12'5" x 7'2")

Bedroom Three

2.9m x 2.2m (9'6" x 7'2")

Shower Room

2.6m x 1.7m (8'6" x 5'6")

EXTERIOR

Rear Garden

Frontage/Driveway Parking

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.



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Sales | Lettings | Development | Investment

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