Highfield Rise, Althorne , Essex CM3 6DN
Price £425,000

Church & Hawes
Est.1977
Estate Agents, Valuers, Letting & Management Agents

www.churchandhawes.com
156 Station Road, Burnham on Crouch, Essex, CM0 8HJ
Tel: 01621 782652
burnham@churchandhawes.com

Church & Hawes
Est.1977
Estate Agents, Valuers, Letting & Management Agents

Stylishly Improved Detached Bungalow on a Sought-After Development with Stunning Views.
This beautifully presented detached bungalow has undergone extensive improvement and has been impeccably maintained, resulting in deceptively spacious and highly versatile accommodation throughout. Ideally positioned on a highly sought-after development within the semi-rural village of Althorne, the property enjoys stunning views and an enviable setting.

The impressive living space begins with a side lobby providing access to the rear garden and leading into a welcoming entrance hall, which in turn gives access to a cloakroom and a bright, airy living room. Adjoining the living room is a study area that flows seamlessly into a superb dining/garden room, creating an excellent space for both everyday living and entertaining. From here, there is access to a newly fitted utility room. An internal hallway leads to a stunning refitted kitchen, a luxurious refitted bathroom, and two generous double bedrooms positioned at the rear of the property. One bedroom benefits from built-in wardrobes, while both enjoy delightful views over the landscaped garden and beyond.

Externally, the property continues to impress with a beautifully landscaped rear garden featuring an array of attractively planted borders and multiple seating and entertaining areas. To the front, there is an additional garden area and a generous block-paved driveway providing ample off-road parking and leading to a garage with an electric roller door and EV charging point. The garage houses a recently installed gas-fired combination boiler and offers direct access into the utility room.

Given the high standard of accommodation on offer, combined with the sought-after location, early viewing is strongly recommended to avoid disappointment. See Agents Note 1. Energy Rating C. Council Tax Band D.

ACCOMMODATION COMPRISING:

LOBBY:
Wood panelled entrance door to front, glazed entrance door to rear, solid oak flooring, door to:-

ENTRANCE PORCH:
Obscure glazed door to side, radiator, built in storage cupboard, solid oak flooring, doors to:-

CLOAKROOM:
Obscure double glazed window to side, two piece white suite comprising close coupled WC and wall mounted corner wash hand basin, tiled walls and floor.

LIVING ROOM: 18' max x 12'7 (5.49m max x 3.84m)
Full height double glazed window to front, radiator, solid oak flooring, arch opening to:-

STUDY AREA: 9'6 x 7'3 (2.90m x 2.21m)
Radiator, continuation of solid oak flooring, door to:-

DINING/GARDEN ROOM: 17'8 x 7'7 (5.38m x 2.31m)
Dual aspect room with double glazed sliding patio door opening on to rear garden and double glazed window to side, radiator, tiled floor, door to:-

UTILITY ROOM: 7'7 x 6'1 (2.31m x 1.85m)
Refitted utility room with small high level double glazed window to side, range of matching 'Shaker' style wall and base mounted storage units, roll edge work surface with inset single bowl single drainer sink unit and space and plumbing below for washing machine and tumble dryer, tiled floor, door into rear of garage.

INNER HALL:
Radiator, two built in storage cupboards, access to loft space, doors to:-

KITCHEN: 10'1 x 8' (3.07m x 2.44m)
Stunning refitted kitchen with glazed entrance door to side and double glazed window to side, extensive range of matching 'Shaker' style wall and base mounted storage units and drawers, roll edge work surfaces with inset single bowl single drainer sink unit, built in four ring electric hob with glass extractor hood over and oven below, space and plumbing for fridge/freezer and slimline dishwasher, solid oak flooring.

BATHROOM:
Obscure double glazed window to side, raised chrome heated towel rail, luxurious three piece white suite comprising wood panelled bath with shower over, mixer tap and further handheld shower attachment as well as a bi-folding glass screen, close coupled WC and pedestal wash hand basin, part wood panelled walls, tiled floor.

BEDROOM ONE: 12'7 x 10'7 (3.84m x 3.23m)
Double glazed window to rear overlooking rear garden and views, radiator, two built in double wardrobes with vanity dressing area to side.

BEDROOM TWO: 12'11 x 8' (3.94m x 2.44m)
Double glazed window to rear overlooking rear garden and views, radiator.

EXTERIOR:

REAR GARDEN:
An impressive rear garden with stunning views commencing with a generously sized paved patio seating area, part of which offers an entertaining area with pergola over, leading to remainder which is predominantly laid to lawn with an array of attractively planted beds to borders and is surrounded by pathways leading to a potting/storage shed, external cold water tap and lighting, side access is provided through the rear of the lobby.

FRONTAGE:
The frontage is predominantly laid to lawn with a block paved driveway providing off road parking for two vehicles and access to:-

GARAGE:
Electric roller door door to front, power and light connected, exterior EV charging point, range of storage cupboards, wall mounted gas fired combination boiler, door into utility room.

TENURE & COUNCIL TAX:
The property is freehold and is council tax band D.

AGENTS NOTE 1:
We have been advised by the seller that the roof to the small side extension has been replaced without Building Control sign-off being obtained. We understand that an indemnity policy may be acceptable and the sellers will provide this; however, any prospective purchaser should seek advice from their legal representative in this regard.

The seller also commissioned an independent inspection by a RICS surveyor specifically to inspect the structure of the new roof, and a copy of this report is available upon request.

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.

SOLAR PANELS:
We are informed that solar photovoltaics (Solar PV system) are fitted to this property and would advise interested parties to refer to the Energy Performance Certificate, your solicitor or surveyor for further clarification and information.

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.

Some photographs may have been digitally enhanced using AI for illustrative purposes. These images are intended to help prospective purchasers visualise the property and should not be relied upon as an exact representation of its current appearance or condition. No structural alterations are intended to be depicted. Purchasers should satisfy themselves as to the property's condition and features during their viewing.

MONEY LAUNDERING REGULATIONS (AML) and FINANCIAL SANCTION REGULATIONS:

In accordance with UK Anti-Money Laundering regulations, Church & Hawes are legally required to verify the identity of all purchasers before a property transaction can proceed. Church & Hawes use an online digital identification verification and compliance platform to carry out these important checks on our/your behalf.

A verification fee payable in advance of £40 per person (including VAT) will apply.

These checks must be completed and successfully verified before we are able to progress with the purchase.

Buyers will also be required to complete an Anti Money Laundering Source/Proof of Funds & Buyer Story Questionnaire

REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

Church
Hawes

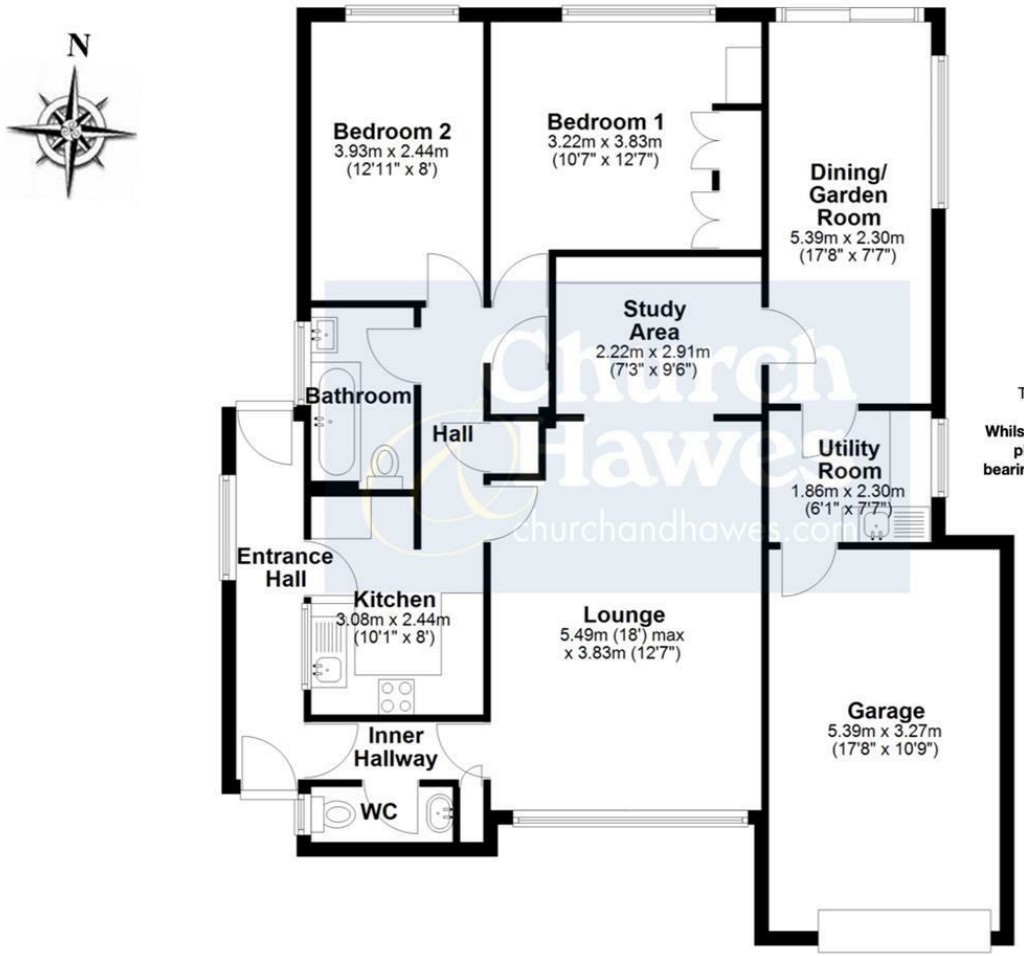
Church
Hawes

Church
Hawes

Church
Hawes

PERIOD LIVING
Church
Hawes
churchandhawes.com

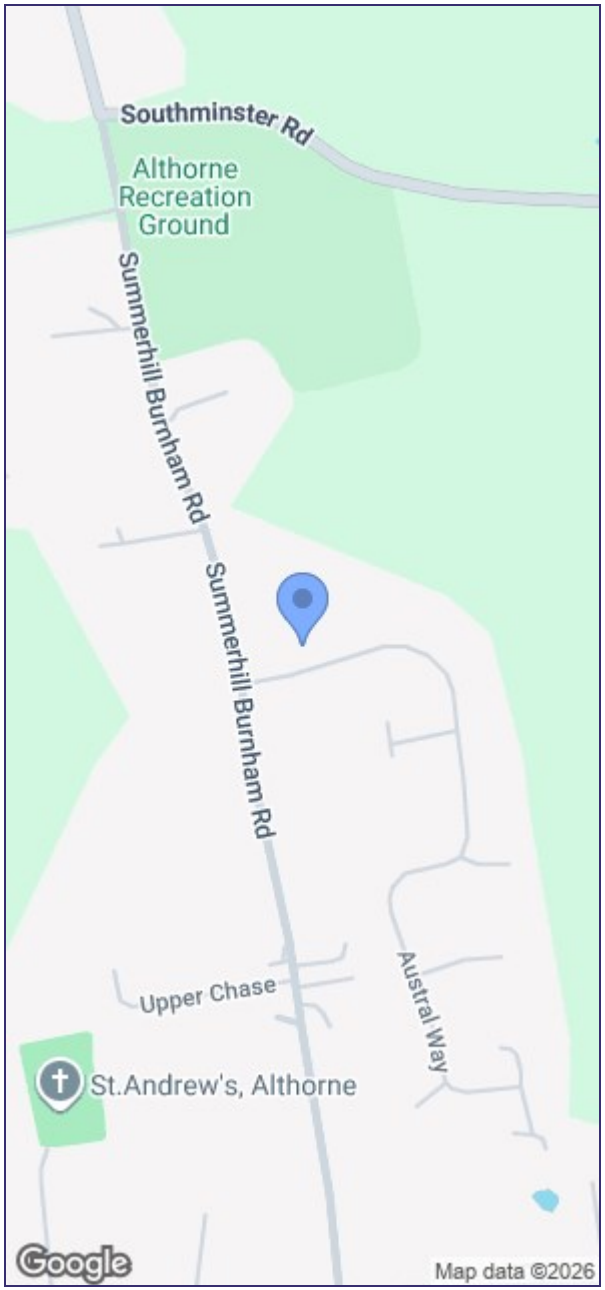
Ground Floor



Approximate Internal Floor Area
Main House 95 SQ M 1022 SQ FT
Garage 18 SQ M 196 SQ FT
Total 113 SQ M 1218 SQ FT

This floor plan is for guidance to layout only and is NOT TO SCALE.
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.
Copyright Church & Hawes

efficient property marketing



Church
Hawes
churchandhawes.com

Church
Hawes
churchandhawes.com

Church
Hawes
churchandhawes.com

Church
Hawes
churchandhawes.com

UNWIND
Church & Hawes
churchandhawes.com