



**Church
Hawes**
churchandhawes.com

Summerhill, Althorne , Essex CM3 6BY
O.I.E.O £550,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

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Stunning Three-Bedroom Detached Bungalow with 140ft+ Garden

Situated in a highly desirable location, this beautifully presented and substantially improved three-bedroom detached bungalow offers spacious, versatile accommodation, contemporary finishes and an exceptional rear garden extending to over 140ft.

The welcoming entrance hall provides access to all principal rooms, along with loft access and a useful storage cupboard. The impressive dual-aspect lounge/dining room extends to over 27ft in length, featuring an attractive fireplace and double-glazed French doors to both the side and rear, creating a light and airy living space ideal for relaxing and entertaining.

The stunning refitted kitchen/breakfast room boasts contemporary cabinetry, quartz work surfaces, stone-effect splashbacks and integrated appliances, including a double oven and gas hob. A breakfast bar and additional fitted storage complete this stylish and practical space.

The principal bedroom benefits from fitted wardrobes and a modern en-suite shower room, while two further well-proportioned bedrooms provide flexibility for family, guests or home working. A contemporary family bathroom completes the accommodation.

Externally, an extensive block-paved driveway provides ample off-road parking for multiple vehicles and leads to the attached garage, which benefits from power, lighting and internal access.

The magnificent rear garden extends to over 140ft, featuring a generous lawn, mature planting, established borders and a spacious patio area, providing an ideal setting for outdoor entertaining and relaxation.

An exceptional home combining spacious accommodation, stylish improvements and a superb garden. Early viewing is highly recommended to fully appreciate all this property has to offer.

Energy Rating C.



ACCOMMODATION COMPRISES:

ENTRANCE HALLWAY:

Doors to garage and:

BEDROOM 1: 13'8" x 8'0" (4.17m x 2.44m)

EN-SUITE:

BEDROOM 2: 10'7" x 9'8" max (3.25m x 2.97m max)

FAMILY BATHROOM:

LIVING/DINING ROOM: 27'5" x 11'1" (8.38m x 3.4m)

KITCHEN/BREAKFAST ROOM: 22'2" max x 9'3" (6.78m max x 2.82m)

UTILITY:

BEDROOM 3: 11'5" x 7'8" (3.5m x 2.34m)

EXTERIOR:

FRONTAGE:

Driveway providing off road parking for several vehicles and access to:

GARAGE: 21'7 x 9'3 (6.58m x 2.82m)

REAR GARDEN: approx 140ft. (approx 42.67mft.)

TENURE & COUNCIL TAX BAND:

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

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.

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.

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, shop, 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.



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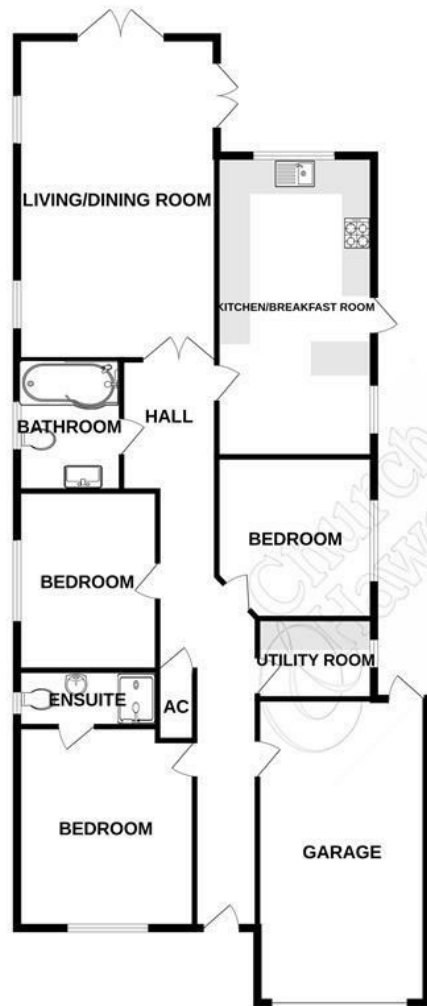
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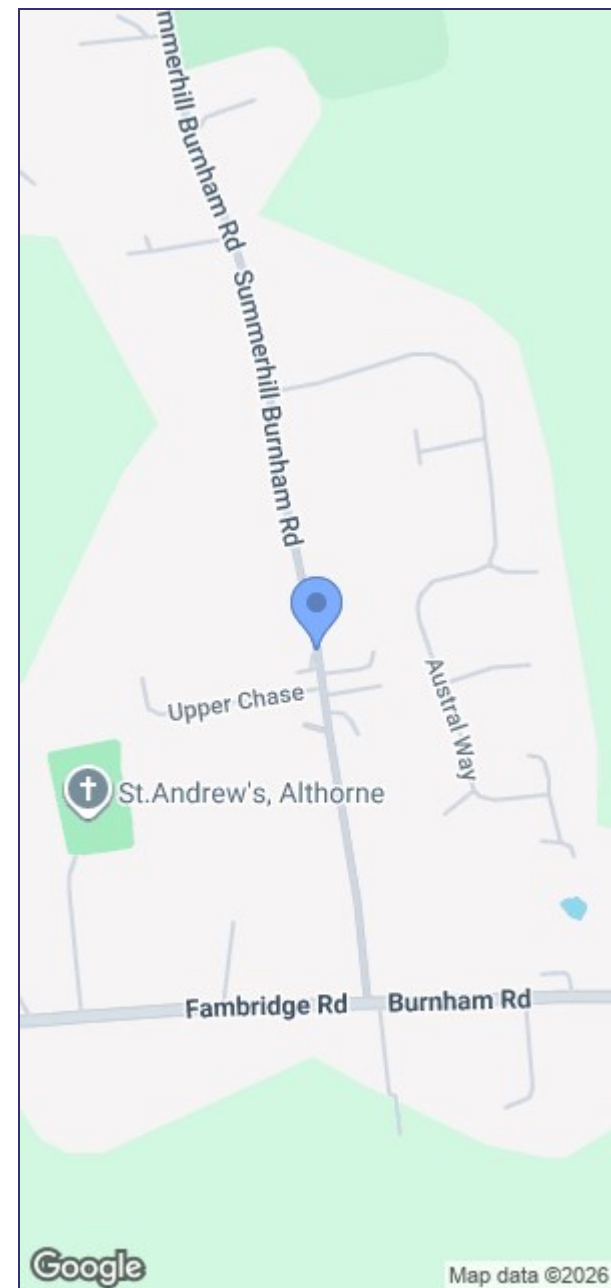


GROUND FLOOR



TRELANNER

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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