

Paul Mason Associates



Highfield Rise, Althorne, CM3 6DN

£450,000

- No Onward Chain
- Detached Three Bedroom Bungalow
- Double Garage
- Secluded Rear Garden
- Kitchen
- Bathroom
- Conservatroy
- Lounge/Dining Room
- Off Road Parking
- EPC - TBC

No Onward Chain...Situated in the sought-after semi-rural village of Althorne, this well presented three bedroom detached bungalow offers a wonderful blend of peaceful village living and excellent convenience. Althorne benefits from rail links into London via Althorne Train Station, located on the outskirts of the village, making it an appealing choice for both commuters and those seeking a more tranquil lifestyle.

The village itself offers a charming range of local amenities, including Bridgemarsh Marina on Althorne Creek, two award-winning vineyards with café and bistro facilities, a recreational park, village hall, local shops, gastropub, tearoom, and an abundance of beautiful countryside walks. The nearby riverside town of Burnham-on-Crouch, approximately 3.6 miles away, provides a wider selection of shops, restaurants and everyday amenities.

The accommodation begins with an entrance hall with access to cloakroom, leading through to a spacious lounge/diner, an ideal setting for both relaxing and entertaining. Positioned off the lounge is a conservatory, currently utilised as a playroom, offering a versatile additional reception space. The kitchen is also accessible from the lounge/diner and leads through to an inner hall with doors to the, bathroom and the three bedrooms, all conveniently positioned to the rear of the property.

Externally, the home enjoys a well maintained and secluded rear garden, while the front offers driveway parking, access to the double garage, and a neatly kept lawned frontage.

An internal viewing is highly recommended in order to fully appreciate the accommodation, setting and lifestyle this appealing home has to offer.

Awaiting Floorplan

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

ACCOMODATION

GROUND FLOOR

Entrance Hall

2.4m x 1.0m (7'10" x 3'3")

WC

1.8m x 1.0m (5'10" x 3'3")

Lounge/Dining Room

5.5m x 3.9m (18'0" x 12'9")

Conservatory

4.6m x 2.9m (15'1" x 9'6")

Kitchen

3.0m x 2.6m (9'10" x 8'6")

Inner Hallway

3.2m x 1.9m (10'5" x 6'2")

Family Bathroom

3.4m x 2.4m (11'1" x 7'10")

Bedroom One

4.0m x 4.0m (13'1" x 13'1")

Bedroom Two

3.9m x 2.6m (12'9" x 8'6")

Bedroom Three

3.3m x 2.3m (10'9" x 7'6")

EXTERIOR

Double Garage

Rear Garden

Frontage

Property Services

Gas - N/A

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Oil 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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