



Highfield Rise, Althorne , CM3 6DN
Price £395,000

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

NO ONWARD CHAIN

Situated in a highly desirable position within a sought-after modern development in the semi-rural village of Althorne, this spacious detached bungalow boasts a beautifully maintained and generously sized rear garden with an impressive woodland backdrop.

While the property would benefit from some modernisation, it presents excellent scope for improvement, enhancement and potential extension, subject to the necessary planning consents.

The accommodation currently comprises two well-proportioned bedrooms, a bright and airy dual-aspect living/dining room, fitted kitchen, family bathroom, and separate WC.

Externally, the property truly excels, featuring an exceptional rear garden backing directly onto woodland, creating a peaceful and private setting. To the front, there is ample off-road parking together with access to a detached garage (work required).

Properties in this location are rarely available, and with demand expected to be strong, early viewing is highly recommended.

Energy Rating: D / Tax Band D.



ACCOMMODATION COMPRISING:**HALLWAY:****WC:****LOUNGE/DINING ROOM: 26'8 x 12'7 (8.13m x 3.84m)****KITCHEN: 10'4 x 7'10 (3.15m x 2.39m)****BATHROOM:****BEDROOM 1: 12'8 x 10'7 (3.86m x 3.23m)****BEDROOM 2: 12'11 x 7'10 (3.94m x 2.39m)****EXTERIOR:****FRONTAGE:**

Driveway parking and gated access to:

GARAGE: 16'7 x 15'3 (5.05m x 4.65m)**REAR GARDEN:**

Unoverlooked rear garden backing onto woodlands.

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.

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.

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.



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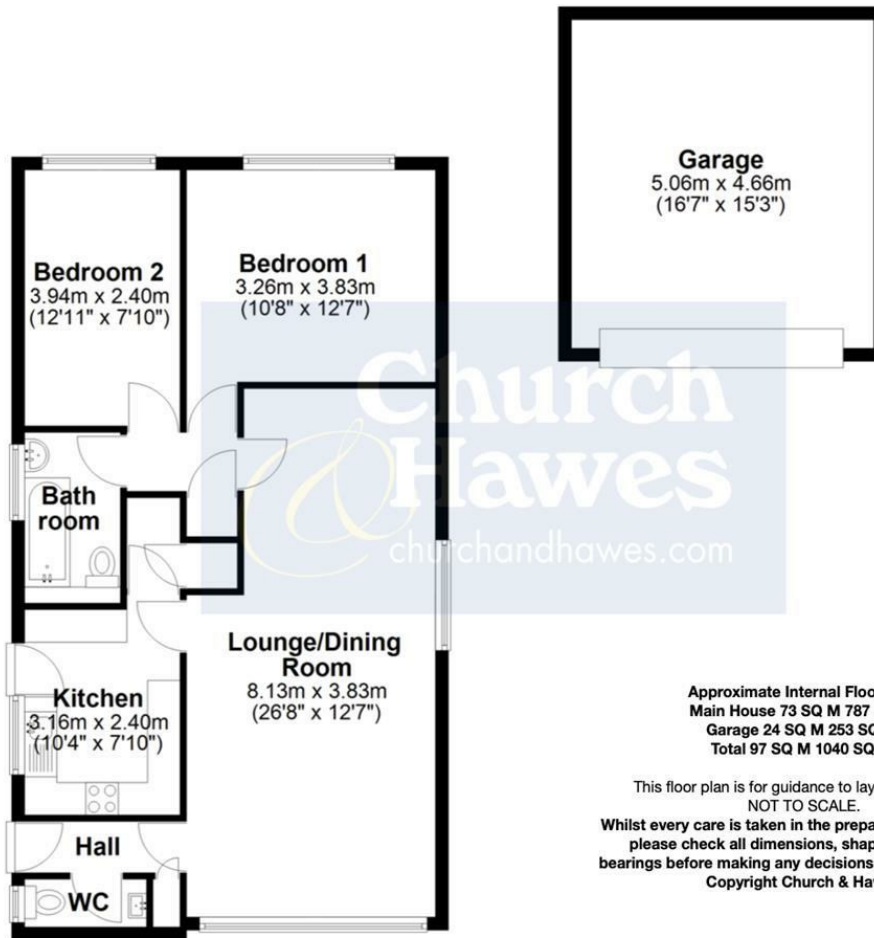
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Ground Floor



Approximate Internal Floor Area
Main House 73 SQ M 787 SQ FT
Garage 24 SQ M 253 SQ FT
Total 97 SQ M 1040 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.
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