



Church
& Hawes

Highfield Rise, Althorne , CM3 6DN
Price £525,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

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Substantially Extended & Stylishly Refurbished Detached Bungalow

Beautifully presented and finished to an exceptional standard throughout, this substantially extended and versatile detached bungalow offers deceptively spacious family accommodation in a highly sought-after development within the semi-rural village of Althorne.

The property features a welcoming side entrance hall leading to four generous double bedrooms. The impressive principal bedroom benefits from a large walk-in wardrobe/dressing room, while bedroom two has the added benefit of an en-suite WC. The remaining bedrooms both feature built-in wardrobes.

A superbly refitted luxury family bathroom leads through to the stunning kitchen/diner, fitted with a comprehensive range of integrated appliances and an impressive breakfast island. There is also a useful utility room and a bright, spacious living room with bi-folding doors opening onto the rear garden.

Outside, the generous rear garden provides an excellent space for family use and entertaining, with a dedicated seating and hot tub area. The front offers ample off-road parking and access to the garage.

Combining excellent accommodation, stylish presentation and a desirable semi-rural location, this superb bungalow is ideally suited to modern family living.

Early viewing is strongly recommended.

Energy Rating: TBC



ACCOMMODATION COMPRISES:

ENTRANCE HALLWAY:

Entrance door to side, leading to:

BEDROOM 1: 12'8 x 10'9 (3.86m x 3.28m)

Access to large walk-in wardrobe/dressing room.

BEDROOM 2: 8'3 x 7'10 (2.51m x 2.39m)

Access to en-suite wc.

FAMILY BATHROOM:

Refitted luxury 3 piece white suite comprising panelled bath, wash hand basin and wc.

INNER HALLWAY/LOBBY:

Access to:

BEDROOM 3: 13'7 max x 7'4 (4.14m max x 2.24m)

Access to built-in wardrobe.

BEDROOM 4: 13' x 7'4 (3.96m x 2.24m)

Access to built-in wardrobe.

KITCHEN/DINER: 20'10 x 13' (6.35m x 3.96m)

Stunning refitted kitchen comprising range of storage units and drawers, integrated appliances, breakfast storage bar unit, leading to:

UTILITY: 8'10 x 7'1 (2.69m x 2.16m)

Work surface with sink unit and space and plumbing below for washing machine and tumble dryer, rear access door:

LIVING ROOM: 18'4 x 12'4 (5.59m x 3.76m)

Bifold doors opening onto rear garden.

EXTERIOR - REAR GARDEN:

Commencing with a partially covered paved seating area leading to remainder which is predominantly laid to lawn with planted beds and borders, further paved entertaining area at rear adjoining a raised decked hot tub area, side access leading to:

FRONTAGE:

Partly laid to lawn, generous block paved driveway providing ample off road parking and access to:

GARAGE:

Up and over door to front, personal door to rear.

TENURE & COUNCIL TAX BAND:

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

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.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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 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, 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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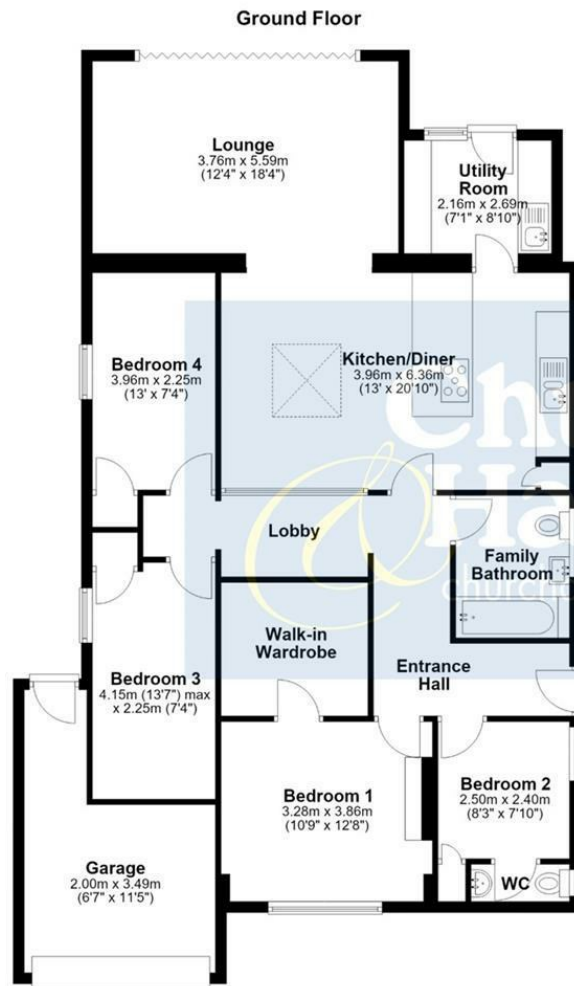
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APPROX INTERNAL FLOOR AREA
MAIN HOUSE 124 SQ M 1332 SQ FT
GARAGE 13 SQ M 148 SQ FT
TOTAL 137 SQ M 1480 SQ FT

This plan is for layout guidance 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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