



Bridgemarsh Lane, Althorne , Essex CM3 6DQ
Guide price £250,000

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

GUIDE PRICE £250,000 TO £275,000 **120' x 110' PADDOCK INCLUDED IN SALE**SUITABLE FOR CASH BUYERS ONLY** Offered for sale with NO ONWARD CHAIN is this well maintained detached lodge with tranquil riverside walks on it's doorstep and walking distance to Althorne's railway station with direct links into London Liverpool Street. This freehold property offers 12 MONTH OCCUPANCY with spacious living accommodation on offer comprising a living room opening to a dining area, kitchen ,family bathroom and two well proportioned double bedrooms. Externally the property affords well presented gardens while there is extensive off road parking on offer via a block paved driveway which also offers gated vehicular access to a detached garage. A FURTHER BENEFIT WITH THIS PROPERTY IS A 120' X 110' PADDOCK which is included in the sale of the property and is positioned opposite the lodge. All furniture and appliances are included and the property will be sold as seen. Viewing this property is strongly advised. Energy Rating F.



ACCOMMODATION COMPRISES:**ENTRANCE HALLWAY:**

Obscure double glazed entrance door to front, radiator, wood effect flooring, doors to:

BATHROOM:

Obscure double glazed window to front, radiator, 3 piece white suite comprising panelled bath with tiled splashback, close coupled wc and pedestal wash hand basin with tiled splashback, tiled floor, extractor fan.

BEDROOM 1: 10' x 9'3 (3.05m x 2.82m)

Double glazed window to rear, radiator, wood effect floor, door to:

EN-SUITE:

Obscure double glazed window to side, radiator, 3 piece white suite comprising fully tiled shower cubicle, close coupled wc and pedestal wash hand basin with tiled splashback, tiled floor, extractor fan.

BEDROOM 2: 10'11 x 9'4 (3.33m x 2.84m)

Double glazed window to front, radiator, wood effect floor, door to:

WALK-IN WARDROBE: 6'7 x 3'11 (2.01m x 1.19m)

Radiator, fitted with range of hanging space and shelving units.

LIVING ROOM: 17' > 15'2 x 11' (5.18m > 4.62m x 3.35m)

Double glazed window to rear, double glazed French style doors opening onto raised deck, radiator, multi-fuel burner set on tiled hearth, open to:

DINING AREA: 10' x 7'11 (3.05m x 2.41m)

Double glazed window to side, open to:

KITCHEN: 9'11 x 9'3 (3.02m x 2.82m)

Double glazed entrance door and window to rear, range of matching wall and base mounted storage units and drawers, roll edged work surfaces with inset single bowl/single drainer sink unit, built in 4-ring gas hob with extractor over and oven below, space for fridge/freezer, washing machine and dishwasher, part tiled walls, tiled floor.

CONSERVATORY: 14'6 x 3'4 (4.42m x 1.02m)

Double glazed entrance door to side, double glazed windows to sides and rear.

EXTERIOR:**GARDEN:**

Mainly laid to lawn and spanning the width of the property with large timber storage shed, greenhouse, raised decked seating area to one side of property with inset lighting and steps down to block paved path with side access to front and personal door into side of:

GARAGE: 23'9 x 10'6 (7.24m x 3.20m)

Electric roller door to front, power and light connected, personal door to side.

FRONTAGE:

Mainly laid to lawn, gated driveway providing off road parking and vehicular access to garage.

ADDITIONAL PADDOCK: 120' x 110' (36.58m x 33.53m)

Located opposite property with gated access.

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.

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.









