



The Endway, Althorne, Essex CM3 6DU
Price £295,000

Church & Hawes
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

****STUNNING TERRACED COTTAGE WITH FIELD VIEWS!**** Favourably positioned along a quiet country lane within the sought after semi-rural village of Althorne is this impressive terraced cottage which has undergone vast improvement throughout. The property offers a desirable location approx. 3.6 miles from the waterside town of Burnham-on-Crouch with its array of shops, restaurants, two primary schools and secondary school. Exceptionally well presented living accommodation commences on the ground floor with an open plan living/dining room which in turn opens to a kitchen area and leads to a cloakroom/WC. The first floor then offers a landing leading to a refitted bathroom and two well proportioned double bedrooms, one of which is complimented by built in wardrobes and the other offering stunning views to the rear. Externally, the property enjoys a generously sized rear garden while off road parking is on offer for two vehicles. Viewing is strongly advised to avoid disappointment. Energy Rating D.



FIRST FLOOR:

BEDROOM ONE: 11'9 x 8'7 (3.58m x 2.62m)

Double glazed full height window with views over garden and fields to rear, electric storage heater.

BEDROOM TWO: 10'8 x 8'2 (3.25m x 2.49m)

Double glazed window to front, electric storage heater, built in wardrobes.

SHOWER ROOM:

Chrome heated towel rail, modern 3 piece suite comprising panelled bath with shower over and glass screen, wc and wash hand basin set on vanity storage unit, fully tiled, downlights to ceiling, access to loft space.

LANDING:

Stairs to Ground Floor, doors to all rooms, airing/storage cupboard.

GROUND FLOOR:

OPEN PLAN LIVING/KITCHEN/DINING AREA: 27'7 x 12'3 (8.41m x 3.73m)

Wooden entrance door to front with double glazed windows to either side, double glazed door and window to rear aspect from kitchen area, electric storage heater, fireplace with inset log burner, wood effect flooring, downlights to ceiling, stairs to First Floor, door to cloakroom. The room opens through to the refitted kitchen comprising modern wall and base mounted storage units, quartz worksurfaces and matching breakfast bar, inset stainless steel sink unit, hob with extractor hood over and oven below, space for washing machine and fridge/freezer, continuation of wood effect flooring, tiled splashbacks, downlights to ceiling.

CLOAKROOM:

Two piece white suite comprising wc and hand wash basin, continuation of wood effect flooring.

EXTERIOR:

REAR GARDEN:

Commencing with a raised decked seating area leading to remainder which is mainly laid to lawn, external lighting and power sockets, fenced to boundaries.

PARKING:

Driveway to side of terrace providing off road parking for two vehicles exclusive to this cottage.

COUNCIL TAX BAND:

The property is being sold freehold and is Tax Band B.

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.

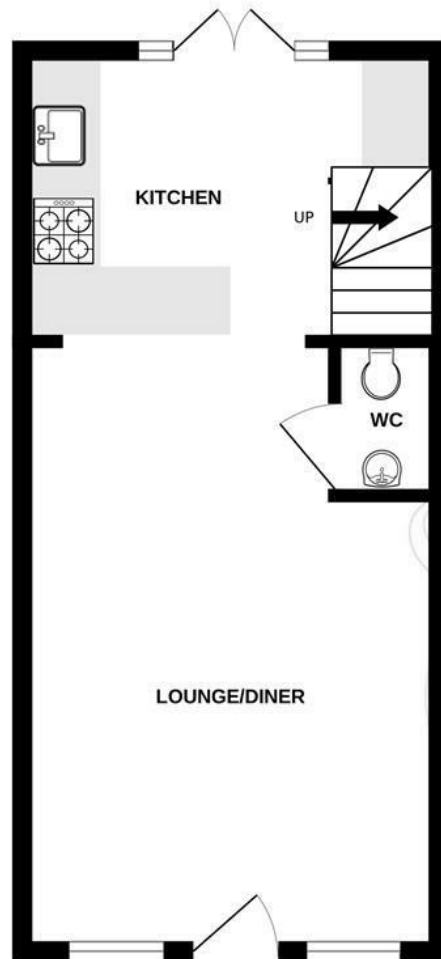
AGENTS NOTE:

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.





GROUND FLOOR



1ST FLOOR



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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