



**Church
Hawes**
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Burnham Road, Althorne , Essex CM3 6DP
Guide price £360,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

****GUIDE PRICE £360,000 TO £380,000****

Stylishly improved to an exceptional standard and superbly presented throughout, this attractive semi-detached home is situated within the sought-after semi-rural village of Althorne. The property benefits from convenient access to the village's railway station, which offers direct links to London Liverpool Street (at peak times).

Ideally positioned equidistant from the popular market towns of Maldon, Burnham-on-Crouch, and South Woodham Ferrers, the home enjoys easy access to a wide range of amenities and leisure facilities. The current owners have significantly enhanced the property, creating a wonderful refitted kitchen/diner and a light-filled, airy living room on the ground floor. To the first floor are two generous double bedrooms, both complemented by built-in storage/wardrobes, along with a beautifully refitted shower room.

Externally, the property features a well-presented and manageable rear garden, while to the front is a shingled driveway providing extensive off-road parking and access to a detached garage.

Given the high specification, desirable village location, and excellent transport links, strong interest is anticipated and early viewing is highly recommended. Energy Rating C.



FIRST FLOOR:

LANDING:

Mirrored wall to one aspect, access to loft space, staircase down to ground with glass panelled balustrade, doors to:-

BEDROOM ONE: 15'8 x 10'6 (4.78m x 3.20m)

Triple glazed window to front, radiator, full bank of built in wardrobes to one wall as well as a further built in storage cupboard.

BEDROOM TWO: 11'11 x 8'7 (3.63m x 2.62m)

Double glazed window to rear, radiator, built in wardrobe/storage cupboard.

SHOWER ROOM:

Obscure double glazed window to rear, refitted three piece white suite comprising fully tiled walk in shower with glass screen, close coupled WC and pedestal wash hand basin, mirrored to one wall with the remainder tiled throughout.

GROUND FLOOR:

Obscure double glazed entrance door to side, staircase to first floor, leading to:-

LIVING ROOM: 18'7 x 11'10 (5.66m x 3.61m)

Triple glazed window to front, radiator.

KITCHEN/DINER: 18'7 x 13'5 (5.66m x 4.09m)

Three double glazed windows to rear, radiator, stunning refitted kitchen comprising an extensive range of matching gloss fronted storage units and drawers, Quartz work surfaces with inset 1 1/2 bowl sink unit and drainer grooves to side, matching breakfast island unit with built in four ring electric hob and ceiling mounted extractor over, built in eye level oven and microwave, space for fridge/freezer and washing machine, built in under stairs larder cupboard, further cupboard housing gas fired combination boiler.

EXTERIOR:

REAR GARDEN:

Commencing with a paved path across the rear of the

house and up the side leading to a raised decked seating area with pergola over, remainder is laid to lawn, external double power point, side access gate, personal door into side of:-

GARAGE:

Up and over door to front, personal door to side, accessed via:-

FRONTAGE:

Generous shingled frontage providing extensive off road parking for multiple vehicles, access to garage, side access gate to rear garden.

TENURE & COUNCIL TAX:

This property is being sold freehold and is Council Tax Band C.

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 NOTES:

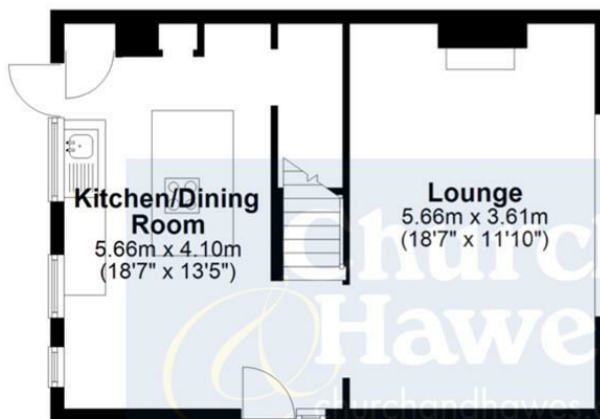
These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify 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.



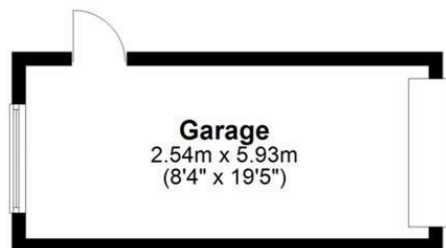
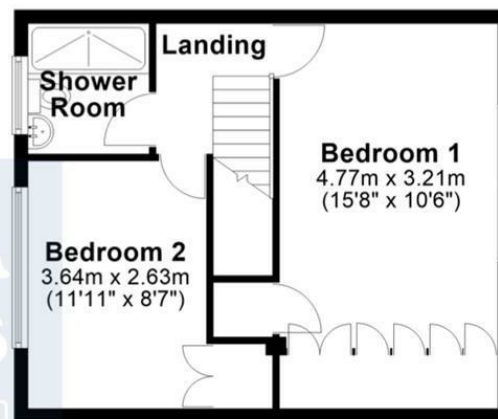




Ground Floor



First Floor



Approximate Internal Floor Area
Main House 83 SQ M 897 SQ FT
Garage 15 SQ M 162 SQ FT
Total 98 SQ M 1059 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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