



Burnham Road, Althorne , CM3 6DP
Guide price £625,000

Church & Hawes
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

www.churchandhawes.com

156 Station Road, Burnham on Crouch, Essex, CM0 8HJ

Tel: 01621 782652

burnham@churchandhawes.com

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****Guide Price £625,000 - £650,000****A fantastic opportunity to acquire a spacious and versatile four-bedroom detached home set on a generous and secluded plot of over a third of an acre in the desirable village of Althorne.

The ground floor features a large entrance hall, 23ft lounge/dining room, fitted kitchen, separate utility, ground floor shower room and a fourth bedroom/study. Upstairs are three well-proportioned bedrooms and a generous family bathroom.

Outside, the property is accessed via a long private driveway with parking for several vehicles, a double garage/workshop, and gated access to a substantial rear garden—ideal for families, gardening, or entertaining.

Located within walking distance of Althorne Railway Station, the property offers direct rail links to London, while the village itself boasts a marina, two award-winning vineyards, a park, gastropub, and tearoom.

A must-see property offering space, privacy, and excellent transport links – early viewing advised.



FIRST FLOOR:

LANDING:

Staircase down to ground floor, built in storage cupboard, doors to:

BEDROOM 1: 12'10 x 10'10 + wardrobes (3.91m x 3.30m + wardrobes)

Double glazed window to side, radiator, range of built in wardrobes and access to eaves

BEDROOM 2: 14'6 x 8'9 (4.42m x 2.67m)

Dual aspect room with double glazed windows to front and side, built in wardrobe.

BEDROOM 3: 13' x 7'1 (3.96m x 2.16m)

Double glazed window to side, radiator, access to eaves storage.

FAMILY BATHROOM:

Double glazed window to rear, radiator, refitted 4 piece white suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin, close coupled wc and fully tiled curved corner shower with sliding glass door and screen, tiled walls.

GROUND FLOOR:

ENTRANCE HALLWAY:

Comprising entrance door with obscure double glazed side windows either side, radiator, built in storage cupboard, staircase to first floor, doors to:

BEDROOM 4: 10' x 9'8 (3.05m x 2.95m)

Double glazed window to front, radiator.

SHOWER ROOM:

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

KITCHEN/BREAKFAST ROOM: 17' x 10'5 (5.18m x 3.18m)

Double glazed window to rear, radiator, extensive range of matching white gloss fronted wall and base mounted storage units and drawers, laminate work surfaces with

inset 1 ½ bowl/single drainer sink unit, built in 4-ring electric hob with glass extractor hood over, glass splashback and double oven below, integrated fridge/freezer and dishwasher, matching upstands, inset downlights, doors to:

UTILITY:

Double glazed entrance door and window to side, roll edged work surfaces with inset single bowl/single drainer sink unit and storage cupboard, space and plumbing below for washing machine and tumble dryer, further built in storage cupboard, tiled floor.

LIVING/DINING ROOM: 23'3 x 14' (7.09m x 4.27m)

Triple aspect room with double glazed window to front, obscure double glazed circular window to side and double glazed sliding patio door to rear opening onto garden, 2 radiators, chimney breast with inset wood burner.

EXTERIOR:

REAR GARDEN: 123' x 72' (37.49m x 21.95m)

Commencing with a large shingled seating and entertaining area leading to remainder which is mainly laid to lawn with established and mature planted beds to boundaries and various trees throughout, timber storage shed at rear, area to side of property currently used as children's play area with wide opening gates to front and providing access into rear of:

DETACHED DOUBLE GARAGE:

Twin electric roller doors, power and light connected.

FRONTAGE:

The property is set back from the road and provides extensive off road parking for multiple vehicles and access to the garage, mature and established planted areas either side of driveway.

TENURE & COUNCIL TAX BAND:

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

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.

MONEY LAUNDERING REGULATIONS & REFERRALS:

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

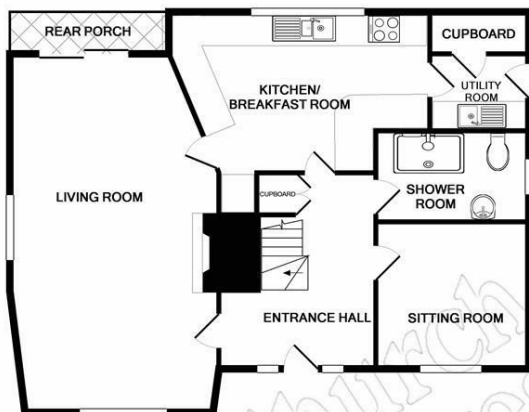
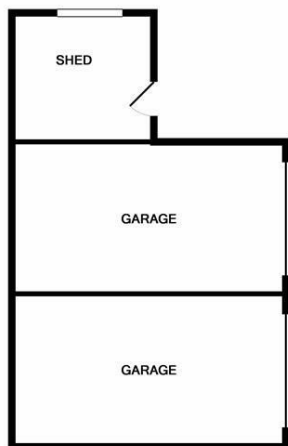
REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that some of the parties that we recommend (certainly 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.

ALTHORNE:

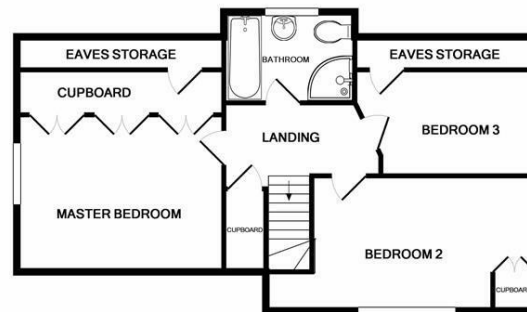
Althorne is a small village which benefits from a railway station with direct trains to London Liverpool Street (at peak times), a village pub, church and two vineyards with cafe facilities. The nearby towns of South Woodham Ferrers, Maldon and Burnham-on-Crouch provide a good range of shopping, educational 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.







GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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