



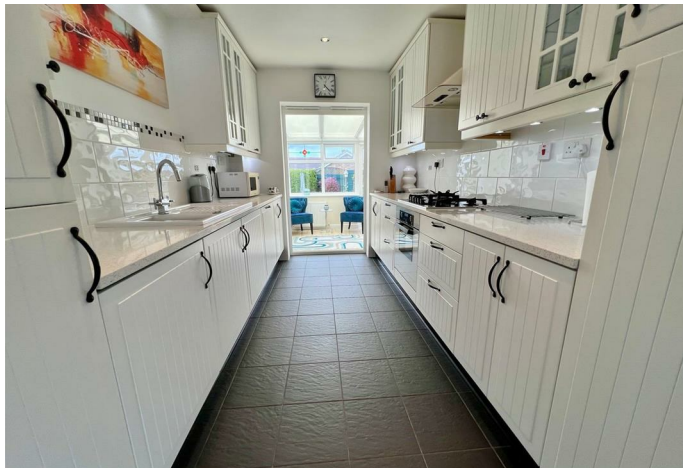
Oakwood Court, Althorne , Essex CM3 6DW
Price £425,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

****STUNNINGLY IMPROVED BUNGALOW WITHIN QUIET CUL-DE-SAC**** Having undergone vast improvement and having been impressively maintained and presented throughout since, is this detached bungalow offering deceptively spacious living accommodation throughout and is favourably positioned on a most sought after development within the semi-rural village of Althorne. Impressive living space commences with an inviting entrance porch area and hallway leading to two double bedrooms, both of which are complimented by built in wardrobes, refitted family bathroom with wonderful 4 piece suite, refitted kitchen with Quartz work surfaces and integrated appliances, light and airy living room and superb conservatory along the rear elevation. Externally, the property enjoys a picturesque landscaped rear garden offering a wonderful array of attractively planted beds and seating areas while an equally aesthetically pleasing frontage offers a further garden area in addition to a driveway which in turn provides access to a double width garage. Further benefits and improvements include a recently installed (2023) gas fired combination boiler, replacement double glazed windows and doors as well as concrete weatherboards to the exterior. Interest in this property is expected to be high given the high standard of the living accommodation on offer and sought after location, so an early inspection is strongly advised to avoid disappointment. Energy Rating C.



ENTRANCE PORCH:

Obscure double glazed entrance door to front with matching window to side, wood effect floor, open to:

HALLWAY:

Radiator, inset downlights, wood effect floor, doors to:

BEDROOM 1: 13'9 x 12'5 > 9'4 (4.19m x 3.78m > 2.84m)

Double glazed window to front, radiator, built in wardrobes.

BEDROOM 2: 11'2 x 9'10 (3.40m x 3.00m)

Double glazed window to rear, radiator, built in wardrobe, access to loft space.

FAMILY BATHROOM:

Two obscure double glazed windows to side, chrome heated towel rail, 4 piece white suite comprising panelled bath with antique style mixer tap and shower attachment, wash hand basin set on vanity unit with storage cupboard below, close coupled wc and fully tiled curved walk-in shower with hinged glass door, wall mounted cabinet, inset downlights, part tiled walls, tiled floor.

KITCHEN: 12' x 7'11 (3.66m x 2.41m)

Extensive range of matching wall and base mounted storage units and drawers, quartz work surfaces with inset 1 ½ bowl/single drainer white ceramic sink unit, built in 5-ring gas hob with extractor hood over and oven below, integrated fridge/freezer, dishwasher and washing machine, under-cabinet lighting, tiled floor, part tiled walls, boiler fitted in 2023, inset downlights, double glazed French style doors to:

CONSERVATORY: 22'1 x 9'5 (6.73m x 2.87m)

Double glazed French style doors opening onto rear garden, further double glazed entrance door to side, double glazed windows to sides and to rear, 2 radiators, storage units to remain.

LIVING ROOM: 15'10 x 11'10 (4.83m x 3.61m)

Double glazed window to front, radiator, double glazed French style doors to Conservatory, wood effect floor.

EXTERIOR - REAR GARDEN:

Commencing with a generously sized paved patio seating

area leading to remainder which is predominantly laid to lawn with attractively planted beds to borders, further paved seating area with gazebo over, timber storage shed, exterior cold water tap, lighting and power points, side access gate leading to front, double glazed personal door into rear of:

DOUBLE WIDTH GARAGE: 15'1" x 14'1" (4.6 x 4.3)

Double width electric up and over door to front, power and light connected, double glazed entrance door and window to rear, accessed from frontage via:

FRONTAGE:

Driveway providing access to garage and off road parking for multiple vehicles, remainder of frontage is predominantly laid to lawn with block paved path leading to entrance door to bungalow and side access gate.

TENURE & COUNCIL TAX BAND:

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

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.

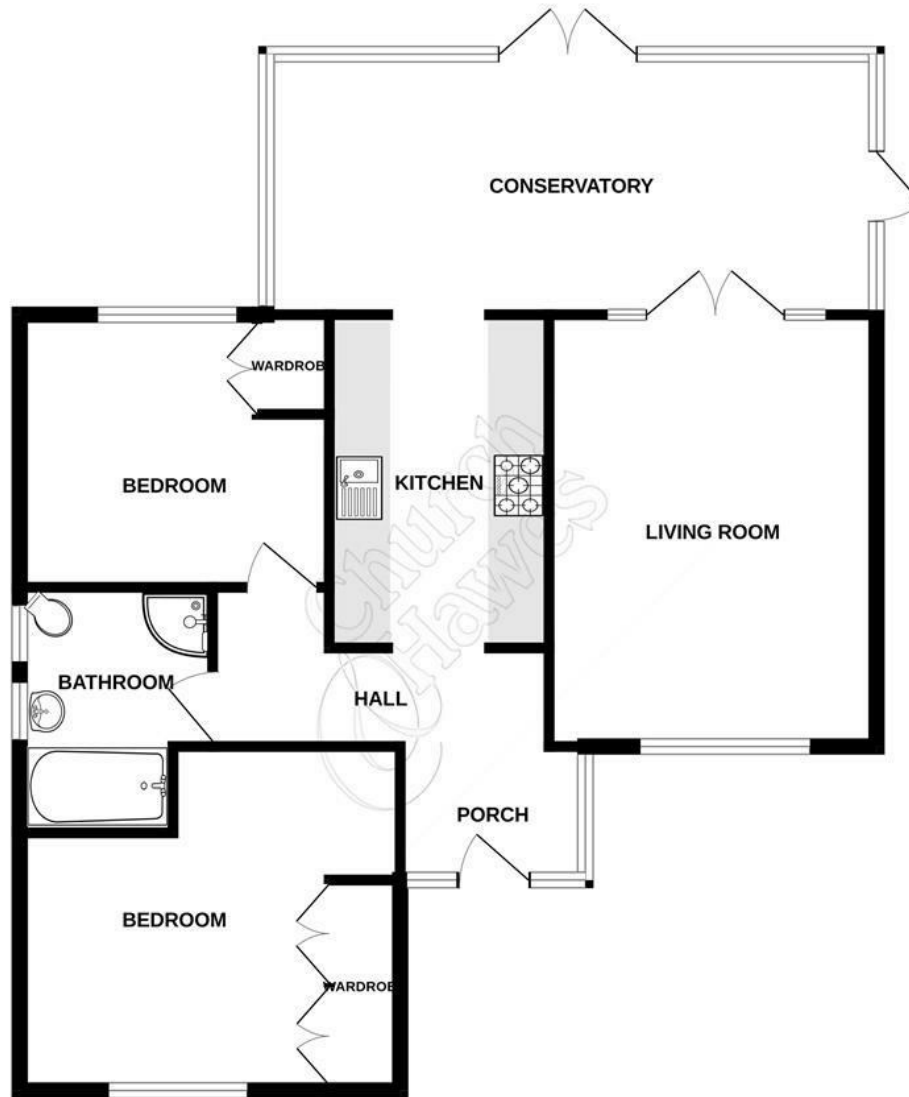
VILLAGE OF ALTHORNE:

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.







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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