



Garden Close, Althorne, Essex CM3 6BP
Fixed price £250,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

****VENDOR KEEN TO SELL**** Offering this well presented three bedroom family home situated within a quiet cul-de-sac location in the village of Althorne. First floor accommodation includes three bedrooms and a family bathroom whilst the ground floor comprises entrance porch, kitchen/diner and living room. Externally there is parking for several vehicles and a garage. Viewing comes highly advised. Energy Rating C.

FIRST FLOOR LANDING:

Access to loft space, stairs to ground floor, doors to:

BEDROOM 1:

12'2 x 8'5 (3.71m x 2.57m)

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

BEDROOM 2:

10'9 x 7'9 (3.28m x 2.36m)

Double glazed window to rear, radiator, wooden effect flooring.

BEDROOM 3:

9'4 x 5'11 (2.84m x 1.80m)

Double glazed window to front, radiator.

BATHROOM:

Obscure double glazed window to rear, re fitted suite comprising panelled bath with shower over and glass screen, close coupled wc and wash hand basin set into vanity storage unit, tiled walls and floor.

GROUND FLOOR ENTRANCE PORCH:

Obscure double glazed entrance door with sidelight, door to:

LIVING ROOM:

14'10 x 13'9 (4.52m x 4.19m)

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

KITCHEN/DINER:

14'9 x 10'8 (4.50m x 3.25m)

Double glazed sliding patio door to rear garden, further

double glazed window to rear, radiator. Kitchen comprising ceramic sink/drainage unit set in roll edged solid wood work surface, range of matching wall and base mounted storage units with display cabinets, space for cooker with extractor hood over, space and plumbing for dishwasher and washing machine, integrated fridge/freezer, tiled splash backs, tiled flooring, wall mounted cupboard housing boiler.

EXTERIOR - REAR GARDEN:

Accessed via a side gate from front, a paved courtyard style garden with shingled borders, feature lighting,

FRONTAGE:

A block paved driveway providing off road parking for several vehicles.

GARAGE:

Located in a block with power and light connected.

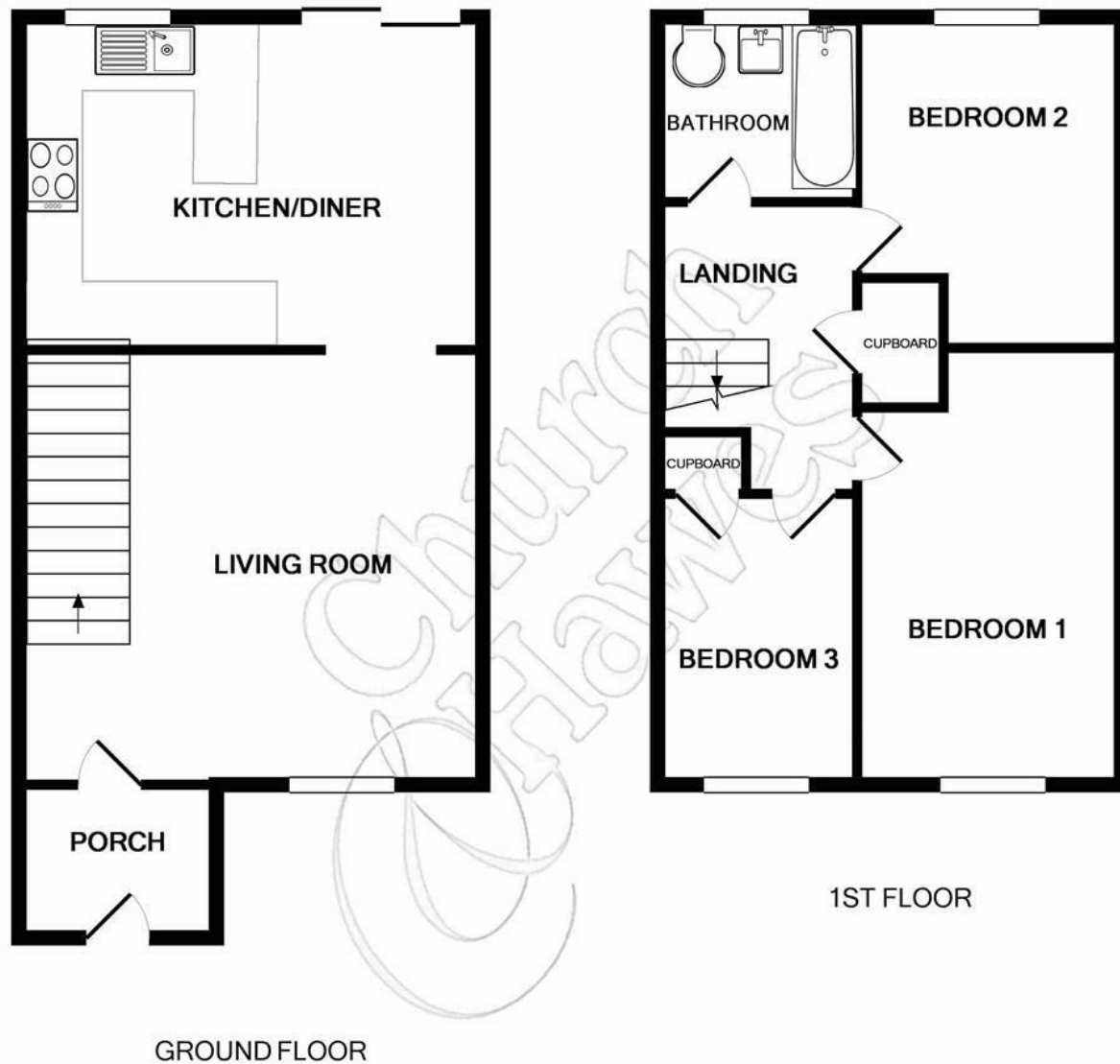
AGENTS NOTE:

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 has the benefit of a railway station with direct trains to London Liverpool Street (at peak times). 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. Road access to the A130, A13, A127, A12 & M25 are all within a short drive.



GROUND 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
Made with Metropix ©2019

