

www.churchandhawes.com

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

Tel: 01621 782652

burnham@churchandhawes.com

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



38/39 Smugglers Club Bridgemarsh Lane, Althorne, Essex CM3 6DQ Price £210,000

CASH BUYERS ONLY Offered for sale with **NO ONWARD CHAIN** is this two bedroom detached lodge situated in the semi-rural village of Althorne with tranquil riverside walks close by and within convenient walking distance of Althorne's railway station with direct links into London Liverpool Street. Well presented living accommodation includes an open plan living/dining room, open plan to a kitchen area, cloakroom, family bathroom and two well proportioned double bedrooms. Externally, the property offers well maintained gardens to the front and side and is set back from the road allowing for off road parking for a number of vehicles. Viewing comes highly recommended to fully appreciate the size of the accommodation on offer.



ACCOMMODATION COMPRISING:

OPEN PLAN LIVING/DINING ROOM & KITCHEN: 21'11 max x 19'4 max (6.68m max x 5.89m max)

Triple aspect room with double glazed windows to front and both sides, radiator, feature multi fuel burner, built in storage cupboard housing combination boiler, wood effect flooring, double glazed French style doors opening to front on to seating terrace, kitchen area comprising a range of white gloss fronted wall and base mounted storage units and drawers, laminate work surfaces with inset 1 1/2 bowl single drainer sink unit, built in four ring gas hob with extractor hood over, integrated fridge, tiled splash backs.

BEDROOM ONE: 10'6 x 8'2 (3.20m x 2.49m)

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

BEDROOM TWO: 9'6 x 6'11 (2.90m x 2.11m)

Double glazed window to side, radiator.

FAMILY BATHROOM:

Obscure double glazed window to side, heated towel rail, three piece white suite comprising panelled bath with shower over and glass screen, close coupled WC and wash hand basin set in vanity unit with storage below, tiled walls, wood effect flooring, extractor fan.

CLOAKROOM:

Obscure double glazed window to side, radiator, two piece white suite comprising close coupled WC and wash hand basin set in vanity unit with storage cupboard below, wood effect flooring, extractor fan.

EXTERIOR:

REAR & SIDE GARDENS:

Mainly laid to lawn with an array of trees and planted beds to borders, timber built summer house to remain with space and plumbing for washing machine, raised artificially turfed seating terrace.

FRONTAGE:

Gated frontage opening to a driveway providing off road parking, access to gardens to all aspects of the property.

COUNCIL TAX:

This property is registered as Council Tax Band A.

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.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and all other items are approximate and no responsibility is taken for any errors or omissions of this statement. This plan is for illustrative purposes only and should be used in such by any prospective purchaser. The services, systems and appliances shown here are not tested and no guarantee as to their operability or efficiency can be given. Made with MapInfo 12.021

