



Summerhill, Althorne , Essex CM3 6BY  
Price £400,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



**\*\*NO ONWARD CHAIN\*\*** Having been fully renovated and stylishly presented throughout is this simply stunning detached character home offering a wealth of contemporary living accommodation and fittings throughout as well as retaining an array of character features. The property is also favourably positioned in the ever sought after semi-rural village of Althorne which provides convenient access to several nearby towns including Burnham, Maldon and South Woodham Ferrers and also offers a railway station which offers direct links into London Liverpool Street.

Living accommodation commences on the ground floor with a light and airy entrance hall leading to a living/dining room with exposed red brick centre piece fireplace, impressive refitted luxury shower room, study/bedroom and quite superb 'Shaker' style kitchen with integrated appliances and adjoining utility room at the rear. The first floor then offers a landing leading to two good sized double bedrooms. Externally, the property enjoys a generously sized rear garden while extensive off road parking is on offer to the side of the property via a block paved driveway which also provides vehicular access to a detached garage. Viewing is strongly advised. Energy Rating D.



## FIRST FLOOR:

### LANDING:

Staircase down to ground floor, doors to:-

### BEDROOM: 11'8 x 10' (3.56m x 3.05m)

Double glazed sash window to front, radiator, inset down lights.

### BEDROOM: 7'4 x 7'4 (2.24m x 2.24m)

Double glazed sash window to front, radiator, inset down lights.

## GROUND FLOOR:

### ENTRANCE HALL:

Obscure double glazed entrance door to front, radiator, staircase to first floor, built in storage cupboard, Herringbone wood effect flooring, doors to:-

### LIVING ROOM: 10'4 plus recess x 7'5 plus recess (3.15m plus recess x 2.26m plus recess)

Two double glazed sash windows to front, radiator, exposed red brick centre piece fireplace, exposed beams to ceiling, Herringbone wood effect flooring, leading to:-

### DINING ROOM: 10' max x 7'5 plus recess (3.05m max x 2.26m plus recess)

Dual aspect room with double glazed sash window to front and double glazed window to side, radiator, exposed beams to ceiling, Herringbone wood effect flooring.

### KITCHEN: 12'2 x 11'11 max (3.71m x 3.63m max)

Dual aspect room with double glazed bow window to front and double glazed window to rear, radiator, stunning refitted kitchen comprising an extensive range of 'Shaker' style wall and base mounted storage units and drawers, laminate wood effect work surfaces with inset 1 1/2 bowl single drainer sink unit, built in four ring gas hob with extractor hood over and oven below, integrated fridge/freezer, dishwasher and eye level microwave oven, tiled floor, tiled splash backs, inset down lights, leading to:-

### UTILITY ROOM: 7'9 x 6'11 (2.36m x 2.11m)

Part obscure glazed composite stable door to side, double glazed windows to sides and rear, laminate wood effect work surface with space and plumbing below for washing machine and tumble dryer, continuation of tiled floor.

### STUDY/BEDROOM: 12'2 x 10' (3.71m x 3.05m)

Double glazed entrance door and full height window to rear, radiator, Herringbone wood effect flooring, inset down lights.

### SHOWER ROOM:

Obscure double glazed window to rear, heated towel rail, luxury refitted three piece white suite comprising a fully tiled walk in shower with glass screen, close coupled WC and wash hand basin set on a vanity unit with storage cupboard below, tiled floor, inset down lights, extractor fan.

### EXTERIOR:

#### REAR GARDEN:

Commencing with a paved patio seating area leading to remainder which is mainly laid to lawn with planted beds to borders, raised decked seating area to one corner, opening to side:-

#### DRIVEWAY:

Generously sized block paved driveway to the side of the property providing extensive off road parking and access to:-

#### GARAGE:

Up and over door to front, power and light connected, personal door to side.

#### TENURE & COUNCIL TAX INFO:

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

#### 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.



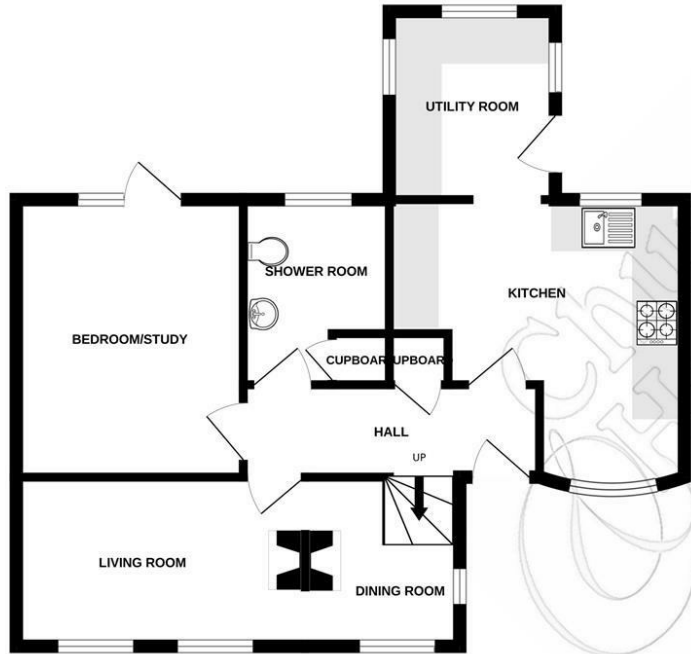




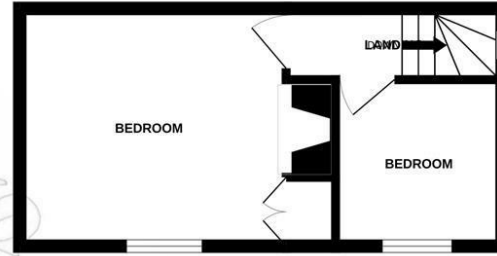




GROUND FLOOR



1ST FLOOR



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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