

Paul Mason Associates



Highfield Rise, Althorne, CM3 6DN

Guide price £350,000

- No Onward Chain
- Detached Bungalow
- Viewing Strongly Advised
- Two Double Bedrooms
- Fitted Family Bathroom
- Single Garage
- Off Road Parking For Numerous Vehicles
- Village Location
- Secluded Rear Garden
- EPC - D

No Onward Chain.... This spacious two bedroom detached bungalow is located in a pleasant and quiet no through road and is conveniently situated in the village of Althorne, which benefits from a train station with links to London Liverpool Street and two vineyards including a bistro and café.

The accommodation includes a lounge with patio doors leading to the un-overlooked rear garden, kitchen/breakfast room, two double bedrooms, fitted family bathroom and a separate cloakroom. Externally, the property is set back from the road with a well maintained rear garden with stunning countryside views to rear. To the front there is a large driveway providing off-road parking for numerous vehicles and access to the single garage. Viewing comes highly recommended to fully appreciate the size and standard of the accommodation on offer..



Produced by PTEPC Limited. Disclaimer: All floorplans are provided for informational and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way warrant the accuracy of the floorplan information and the floorplan layout and measurements may contain errors and omissions. We are not liable for and do not accept any liability relating to any loss or damage suffered as a direct or indirect result of use of any information You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your full requirements.

Plan produced using PlanUp.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
	82		
	60		
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

ACCOMODATION

Ground Floor

Entrance Porch

1.7 x 1.7 (5'6" x 5'6")

Hallway

4.8 x 1 (15'8" x 3'3")

Lounge

5 x 3.7 (16'4" x 12'1")

Kitchen

4 x 2.6 (13'1" x 8'6")

Cloakroom

2 x 1 (6'6" x 3'3")

Bedroom One

4.1 x 3.9 (13'5" x 12'9")

Bedroom Two

3.6 x 3.1 (11'9" x 10'2")

Family Bathroom

2 x 1.8 (6'6" x 5'10")

EXTERIOR

Rear Garden

Frontage

Single Garage

Property Services

Gas - Available on the road

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Oil central heating

Local Authority - Maldon District

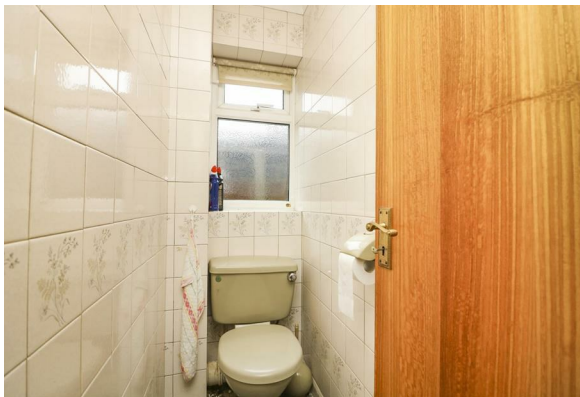
Council

Viewings

Strictly by appointment only
through the selling agent Paul
Mason Associates 01245 382555.

Important Notices

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.



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