

Paul Mason Associates



Highfield Rise, Althorne, CM3 6DN

£425,000

- No Onward Chain
- Detached Three Bedroom Bungalow
- Double Garage
- Secluded Rear Garden
- Kitchen
- Bathroom
- Conservatroy
- Lounge/Dining Room
- Off Road Parking
- EPC - TBC

Guide Price £425,000 - £450,000....No Onward Chain...Situated in the sought-after semi-rural village of Althorne, this well presented three bedroom detached bungalow offers a wonderful blend of peaceful village living and excellent convenience. Althorne benefits from rail links into London via Althorne Train Station, located on the outskirts of the village, making it an appealing choice for both commuters and those seeking a more tranquil lifestyle.

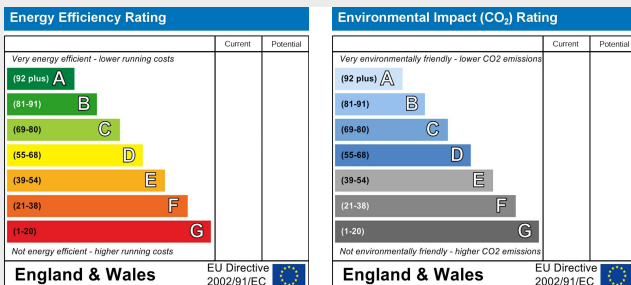
The village itself offers a charming range of local amenities, including Bridgemarsh Marina on Althorne Creek, two award-winning vineyards with café and bistro facilities, a recreational park, village hall, local shops, gastropub, tearoom, and an abundance of beautiful countryside walks. The nearby riverside town of Burnham-on-Crouch, approximately 3.6 miles away, provides a wider selection of shops, restaurants and everyday amenities.

The accommodation begins with an entrance hall with access to cloakroom, leading through to a spacious lounge/diner, an ideal setting for both relaxing and entertaining. Positioned off the lounge is a conservatory, currently utilised as a playroom, offering a versatile additional reception space. The kitchen is also accessible from the lounge/diner and leads through to an inner hall with doors to the, bathroom and the three bedrooms, all conveniently positioned to the rear of the property.

Externally, the home enjoys a well maintained and secluded rear garden, while the front offers driveway parking, access to the double garage, and a neatly kept lawned frontage.

An internal viewing is highly recommended in order to fully appreciate the accommodation, setting and lifestyle this appealing home has to offer.

# Awaiting Floorplan



## ACCOMODATION

### GROUND FLOOR

#### Entrance Hall

2.4m x 1.0m (7'10" x 3'3")

#### WC

1.8m x 1.0m (5'10" x 3'3")

#### Lounge/Dining Room

5.5m x 3.9m (18'0" x 12'9")

#### Conservatory

4.6m x 2.9m (15'1" x 9'6")

#### Kitchen

3.0m x 2.6m (9'10" x 8'6")

#### Inner Hallway

3.2m x 1.9m (10'5" x 6'2")

#### Family Bathroom

3.4m x 2.4m (11'1" x 7'10")

#### Bedroom One

4.0m x 4.0m (13'1" x 13'1")

#### Bedroom Two

3.9m x 2.6m (12'9" x 8'6")

#### Bedroom Three

3.3m x 2.3m (10'9" x 7'6")

### EXTERIOR

#### Double Garage

#### Rear Garden

#### Frontage

#### Property Services

Gas - N/A

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.



Paul Mason Associates

35 The Street  
Latchingdon  
Chelmsford  
Essex  
CM3 6JP  
T: 01621 742 310

Bruce House  
17 The Street  
Hatfield Peverel  
Chelmsford  
CM3 2DP  
T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: info@paulmasonassociates.co.uk www.paulmasonassociates.co.uk

Paul Mason Associates Limited Registered in England Number - 6767946  
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP





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