



Highfield Rise, Chelmsford CM3 6DN
£390,000

To view this property call
01621 734300

SJ WARREN
www.sjwarren.co.uk

The accommodation comprises

NO ONWARD CHAIN- HIGHLY SOUGHT AFTER LOCATION

Located in the village of Althorne which offers its own railway station linked to London Liverpool Street. The town of Burnham On Crouch is only 3.6 miles away offering an array of shops, restaurants and other amenities.

This very well presented 2/3 detached bungalow currently configured as two can be easily changed back to a three bedroom dependant on what the buyer wants, it offers an extremely spacious lounge/dining room with an open fireplace, kitchen, large conservatory, two bedrooms and a family bathroom.

Externally the property has a generous south facing garden and to the front a large front lawn and driveway to its own garage.

Entrance porch

8'7 x 2'6

Double glazed entrance door to a good size porch with newly laid wood effect laminate flooring, single built in cloaks cupboard.

Lounge and dining room

lounge- 18'5 x 13'4 dining room- 9'2 x 7'9

This is an excellent size room freshly decorated with the newly laid wood effect laminate flooring continuing through and into the inner hallway. There is a brick open fireplace to enjoy on those cold winter evenings, tv point, radiator, down lighting and double glazed window to the front.

Spacious dining area, plenty of space for a family table and chairs, double glazed double doors to the side and radiator.

Inner hallway

A continuation of the newly laid wood effect laminate flooring, airing cupboard with lagged water tank and a further built in storage cupboard. Loft access and radiator.

New fitted kitchen and appliances.

13'2 x 7'8

The newly fitted kitchen has a range of modern sage green eye level units, incorporating two single lit display cabinets and back tiling. Matching base units and drawers with wood effect work surfaces over, inset white butler sink, inset electric hob with above extractor and oven below, Integrated fridge/freezer,

dish washer. Tiled flooring, down lights, radiator, double glazed window to the side, double glazed window and door to the conservatory.

Conservatory

20'1 x 9'8

This is a very large room and it is double glazed with tiled flooring and two radiators.

Bedroom one

12'9 x 10'8

An excellent size double bedroom with double glazed double doors and side screen windows to the conservatory. Freshly decorated, radiator and fitted with new carpets.

Bedroom two

9'4 x 9'4

Newly laid carpet, radiator and a double glazed window and door to the side.

Bathroom

Tiled walls and flooring, walk in shower cubicle, w/c with built in cistern and vanity surround with inset sink and cupboards below. Double glazed window to the side and a chrome heated towel rail and down lighting.

Rear garden south facing

An excellent size rear garden great to enjoy those hot summer days, commencing with a patio/entertaining area area. Neatly laid to lawn with some planting and close board fenced boundaries. Gate with side access to the front with the opposite side having a further patio and good size storage area, water tap and courtesy door to the garage.

Frontage drive and garage

The property has a large lawn to the front, which if you required more parking offers the perfect space to do so. To the side is the driveway to garage with up and over door, power and light and a wall mounted boiler for hot water and heating(not tested).



GROUND FLOOR



While 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 misstatement. This plan is for illustrative purposes only and should be used for guide only. prospective purchasers. The services, appliances and equipment shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Floorplan Studio

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S J Warren has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		68
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		85
(81-91) B		
(69-80) C		68
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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