



Summerhill, Althorne CM3 6BY
£475,000

To view this property call
01621 734300

SJ WARREN
www.sjwarren.co.uk

The accommodation comprises

Situated in the village of Althorne which has its own railway station linked to London Liverpool Street, village hall and a quaint and popular public house/restaurant.

The river fronted town of Burnham On Crouch is only 3.5 miles away and offers a good variety of shops, restaurants and general amenities.

This very deceptive from first appearance, detached three bedroom house offers a wealth of accommodation.

The ground floor has a generous entrance hallway, a large lounge with dining area, superb size kitchen with breakfast bar and dining area and a lean to/utility room and finally an excellent size main bedroom en-suite.

The first floor offers two very large double bedrooms and a spacious family bathroom with a roof top views over to the Blackwater.

Externally for the keen gardeners or lovers of the outside space, there is a superb garden in excess of 100ft. To the front the property has its own drive for a multitude of vehicles, space for caravan/camper and a garage with up and over door.

Entrance hallway

A generous size hallway with stairs to the first floor, wood effect laminate flooring and radiator.

Lounge & dining area

20'1 x 19 x 12'2

This a really good sized room with the lounge having a wooden fireplace surround and an electric flame fire. There is a large picture frame double glazed window to the front letting in lots of natural light, television point and radiator.

The dining area offers plenty of space for a good size table and chairs with two double glazed windows to the side, radiator and carpet running throughout the room.

Kitchen/breakfast room

12'7 x 9'7

Another super sized room with the kitchen consisting of a range of modern high gloss red and black, eye and base units with drawers and solid wooden work surfaces over. Space for fridge/freezer, built in double oven, inset electric hob with above extractor, integral dish washer and an inset set sink. There is a solid wooden breakfast bar and space for a good size breakfast table and chairs, double glazed window to the side and door to the lean to/utility room.

Lean to/utility room.

11'3 x 8'4

This a good size and has plenty of space for your washing machine, tumble dryer, stainless steel sink and wood effect vinyl flooring.

Bedroom one en-suite

19'1 x 8'5

This is an excellent sized room with plenty of space for your fitted or free standing furniture, double glazed double doors to the rear and radiator.

En-suite with a walk in corner shower cubicle, hand wash basin with double vanity cupboards below, close coupled w/c and down lighting. Chrome heated towel rail, expel air and a double glazed window to the side.

Landing

Loft access, airing cupboard with eaves storage and the wall mounted boiler for hot water and heating(not tested)

Bedroom two

12'5 x 11'1

This is by any standards is a very large room with eaves storage space and a single built in wardrobe/cupboard. Double glazed window to the front and radiator.

Bedroom three

12'4 x 9'9

Once again a really good sized double room, plenty of space for fitted or freestanding furniture, double glazed window to the rear and radiator.

Bathroom

Plenty of space here too, with a panelled bath and a walk in shower cubicle, close coupled w/c, pedestal hand wash basin, shaver point and light. Tiled walls, chrome heated towel rail and a double glazed window to the side with roof tops views over to the river Blackwater.

Rear garden

100 ft

If you love your outside space or gardening then this large garden should tick all the right boxes. Commencing with a patio area, brick-built BBQ, outside water tap, courtesy door to the garage, and a path running the length of the garden, the majority of the garden is neatly laid to lawn. It features a Gazebo with side curtains and a patio, a garden shed,

and surrounding established planting, with close-board fenced and hedged boundaries. To one side, there is a good-sized side access with a gate to the front.

Frontage, drive & garage.

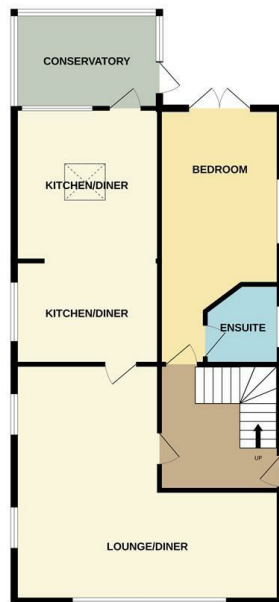
The property has an excellent size drive/frontage for multiple vehicles and offering space for a caravan/camper. The remaining frontage is laid to Astro Turf, the garage has an up and over door, power and light.



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 misstatement. This plan is for guidance purposes only and should be used as such for any prospective purchaser. The information is not intended to be used as a basis for any claim or guarantee. As to their quantity or efficiency can be given. Made with Mapbox 10/2020.

Consumer Protection from Unfair Trading Regulations 2008.

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		
(81-91) B		
(69-80) C		
(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		
(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		
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