



Summerhill, Chelmsford CM3 6BY
£450,000

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 extremely well presented two bedroom detached bungalow offers an entrance porch and hallway, spacious lounge leading to a equally large conservatory with tinted self cleaning glass, modern fitted kitchen, two good size bedrooms and a high specification fitted bathroom, garage room with radiator and access from the conservatory.

IF YOU LOVE GARDENING AND YOUR OUTSIDE SPACE then this superb garden in excess of 110 ft is the one for you.

To the front its own drive for multiple vehicles and space for a caravan.

PLEASE NOTE IF YOU ARE PERHAPS CONSIDERING DUAL LIVING OR NEED TO BE CLOSE TO A RELATIVE, THE ADJACENT PROPERTY IS ALSO AVAILABLE FOR SALE.

Entrance porch

Double glazed door and side screen windows to the porch, which has a high ceiling and skylight style window and double glazed door to the hallway.

Hallway

Double glazed door to the hallway which has quality grey wood effect flooring running into all rooms. radiator and loft access.

Lounge

15'4 x 11'5

All the rooms throughout the bungalow are presented to a very high standard and the lounge has a wooden white fireplace surround with an electric log flame effect fire. Television point, radiator, down lighting and double glazed double doors to the rear.

Kitchen

12'7 x 8'2

Once again presented to a lovely standard with a modern range of grey high gloss eye level units, matching base units and drawers, integrated dish washer and plumbing for washing machine and complementary work surfaces.

Space for a fridge/freezer, space for electric oven with above extractor and an inset one and a half sink, vertical column style radiator, down lighting and a double glazed window and door to the side.

Conservatory

13'3 x 12'11

This is an excellent size and used all year round with tinted double glazed self cleaning glass and an opening velux style roof window and doorway the garage room. There are also bi-folding doors opening up into the garden with access from a side door as well.

Garage room

15'4 x 11'5

This is a very versatile space, an excellent office, play room or similar with a double glazed window to the rear, radiator and double doors to storage space from the remaining garage area.

Bedroom one

12'5 x 10'2

An excellent size double room with a double glazed window to the front, radiator and plenty of space for your free standing or fitted wardrobes.

Bedroom two

9'9 x 8'9

Another well presented double room with fitted wardrobes to one wall with sliding doors, radiator and a double glazed window to the side with fitted blind.

Bathroom

Very nicely fitted with tiled walls, panelled bath with fitted shower and screen, hand wash basin with double vanity cupboards below. Above wall mounted cabinet/mirror and down lights, close coupled w/c, chrome heated towel rail, expel air and a double glazed window with fitted blind to the side.

Rear garden

in excess of 110 ft

A superb garden, if you enjoy gardening and your outside space then this will certainly tick all the boxes. Commencing with a patio, water tap and side gate to the front. The main garden is split into two by a low fence and gate with the first part being laid to lawn with an attractive Gazebo with roof and side curtains and a low maintenance decked area beneath. An array of surrounding well established

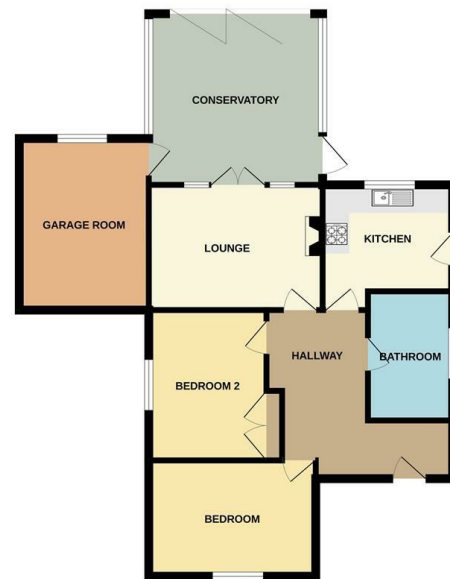
planting, shrubs, trees and plants and a neatly laid lawn, path and garden shed. The second part of the garden is partly laid to lawn with an excellent Koi pond (fish can remain) a further garden shed, greenhouse, patio seating are and a wild ornamental pond.

Frontage and drive

The property has a very generous frontage with a gated entrance to a drive that can easily offer parking for multiple vehicles, space for caravan. The boundaries are made up of mature hedging and lead to a small wrought iron fence and gate with a laid slate patio to the front door.



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 guidance only. prospective purchasers: the position, appearance and dimensions of any item shown here may not be as shown and no guarantee as to their quantity or efficiency can be given. Made with Veluxplan 5.0.0.0

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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		
(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		
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