



Highfield Rise, Chelmsford CM3 6DN
£415,000

To view this property call
01621 734300

SJ WARREN
www.sjwarren.co.uk

The accommodation comprises

Located in the very popular village of Althorne that has a rail link to London Liverpool Street and bus links to the neighbouring villages including Burnham On Crouch which is only 3.6 miles. The surrounding area is well known for its beautiful rural and coastal walks and this incredibly deceptive from first appearance two bedroom detached bungalow which was originally three bedrooms has a gorgeous South West facing garden backing the country park and fields. PLEASE pay particular attention to the floor plan, photographs and video tour to appreciate the quality and accommodation on offer. Comprising of a large extended lounge having incorporated the original third bedroom, modern kitchen, dining room/conservatory, utility room, cloakroom/w/c, two double bedrooms, bathroom and shower room. Externally a south west rear garden backing the fields and park and to the front its own drive to a garage with electric door.

Entrance Porch

Double glazed door to the porch which has a smooth ceiling and down lighting, tiled flooring, radiator and a double glazed window to the side, glazed door to the hallway.

Entrance Hallway.

PLEASE NOTE the bungalow throughout is offered to a very high standard of finish and the hallway has a continuation of the tiling from the porch but with underfloor heating. Smooth ceiling and down lighting, linen cupboard which is railed and shelved with electric radiator.

Kitchen

10'6 x 8'4

Smooth ceiling with down lighting and light window, comprising of a range of white high gloss wooden trim finished eye level units with under lights, wood effect base units and drawers offering a modern two tone effect with complimentary work surfaces over. Inset one and a half white enamel sink, space for fridge and electric or gas oven, tiled flooring with underfloor heating and a double glazed window to the side.

Lounge

25'7 x 12'9

As mentioned in our heading the bungalow was originally three bedrooms but the third bedroom has

now given the bungalow a lovely large lounge. Smooth ceiling with two ceiling fans and a large double glazed window to the front bringing in bags of natural light and fitted with blinds that will remain, television point and a added feature chimney breast with a recess for an electric fire or display with electric light. The opposite end of the lounge has a further radiator with decorative cover, double doors to the dining room/conservatory and a door to the inner hallway.

Dining Room

13 x 10'8

The current vendors use the conservatory as a dining room and this works very well but whatever you decide this is a versatile all year around room. Double glazed with tiled flooring, radiator, door to the utility room and double doors to the conservatory.

Utility room

9'9 x 5'1

An excellent addition with tiled flooring and eye level and base units with work surface over, inset one and a half stainless steel sink, plumbing for washing machine and space for tumble dryer. Double glazed window to the side, radiator and door to the garage and cloakroom/w/c.

Cloakroom/w/c

Comprising of a smooth ceiling and down lighting, close coupled w/c, hand wash basin, tiled walls and flooring and a double glazed window to the side.

Inner hallway

Bedroom one

13'2 x 10'6

A lovely size double bedroom with smooth ceiling and ceiling fan, quality fitted wardrobes to one wall, radiator with decorative cover and double double glazed doors leading out onto the gorgeous rear garden.

Bedroom two

12'9 x 6'7

Once again a good size double room with smooth ceiling, fitted wardrobes with above bridging cupboards and matching dressing table with drawers. Column style vertical radiator and a double glazed window over looking the rear garden.

Bathroom

Very nicely fitted with a panelled bath, w/c with built in cistern and fitted surrounding vanity cupboards, hand wash basin. Smooth ceiling with down lighting, tiled walls and flooring with underfloor heating, expel air, shaver point and a double glazed window to the side.

Shower Room

Smooth ceiling with down lighting and expel air, quality shower boarded walls with a walk in shower cubicle and chrome heated towel rail.

South West Facing Rear Garden

This is a truly gorgeous garden and for those hot summers days it is south west facing, commencing with a block paving path and patio area which leads on to a very neatly laid lawn. There is a further patio seating area to one side and some very nicely part raised and planted planters, to the opposite side a running water feature with a planted raised border behind and an array of established plants, shrubs and flowers. Steps with lighting lead to a covered gazebo patio and entertaining and there is a garden shed and arched pergola with climbing clematis leading to a gate giving access to the dog walk field and park. The borders are close board fenced and there is outside power sockets and a path to one side with outside tap and a gate giving access to the front.

Frontage/driveway

The bungalow has a good size frontage which has been neatly laid to astro turf and to the side it has its own drive laid to block paving, leading to the garage.

Garage

16'4 x 11'1

The garage has an electric door power and light and PLEASE NOTE the vendor has replaced the ceiling joists with upgraded timbers, there is a stainless steel sink and work bench and internal door.



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		87
(81-91) B		
(69-80) C		70
(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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