



**Church
Hawes**
churchandhawes.com
For Sale
01421 782652

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Hawes**
churchandhawes.com

Highfield Rise, Althorne , Essex CM3 6DN
Price £350,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

NO ONWARD CHAIN

Occupying an enviable position within one of the area's most desirable and established bungalow developments, this detached bungalow presents an excellent opportunity for buyers looking to create a home tailored to their own tastes and requirements.

The development is predominantly comprised of similar bungalows, and this property offers significant scope for improvement and modernisation throughout. The spacious accommodation includes an entrance hall leading to a cloakroom, a generous living/dining room, a lean-to conservatory, and a kitchen. An inner hallway provides access to three well-proportioned double bedrooms and a family bathroom.

Externally, the property benefits from an impressive rear garden measuring approximately 60ft in length, offering excellent outdoor space. To the front, there is a further garden area, a driveway providing off-road parking, and access to a 15'9" garage, which can also be entered directly from within the bungalow.

Properties of this nature typically attract strong interest so an early viewing is highly recommended to avoid disappointment.

Energy Rating: TBC.



ACCOMMODATION COMPRISES:**ENTRANCE HALLWAY:****CLOAKROOM:****LIVING/DINING ROOM: 16'5 x 13'11 (5.00m x 4.24m)****KITCHEN: 9'10 x 7' (3.00m x 2.13m)****BEDROOM 1: 12' x 12' > 8'10 (3.66m x 3.66m > 2.69m)****BEDROOM 2: 11'11 x 11'10 (3.63m x 3.61m)****BEDROOM 3: 11' > 7'10 x 8'10 (3.35m > 2.39m x 2.69m)****CONSERVATORY:****EXTERIOR:****REAR GARDEN:**

Approx. 60'

FRONTAGE:

Garden and driveway leading to:

GARAGE: 15'9 x 8'4 (4.80m x 2.54m)**TENURE & COUNCIL TAX BAND:**

This property is being sold freehold and is Tax Band D.

AGENTS NOTE:

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification

documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale

REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

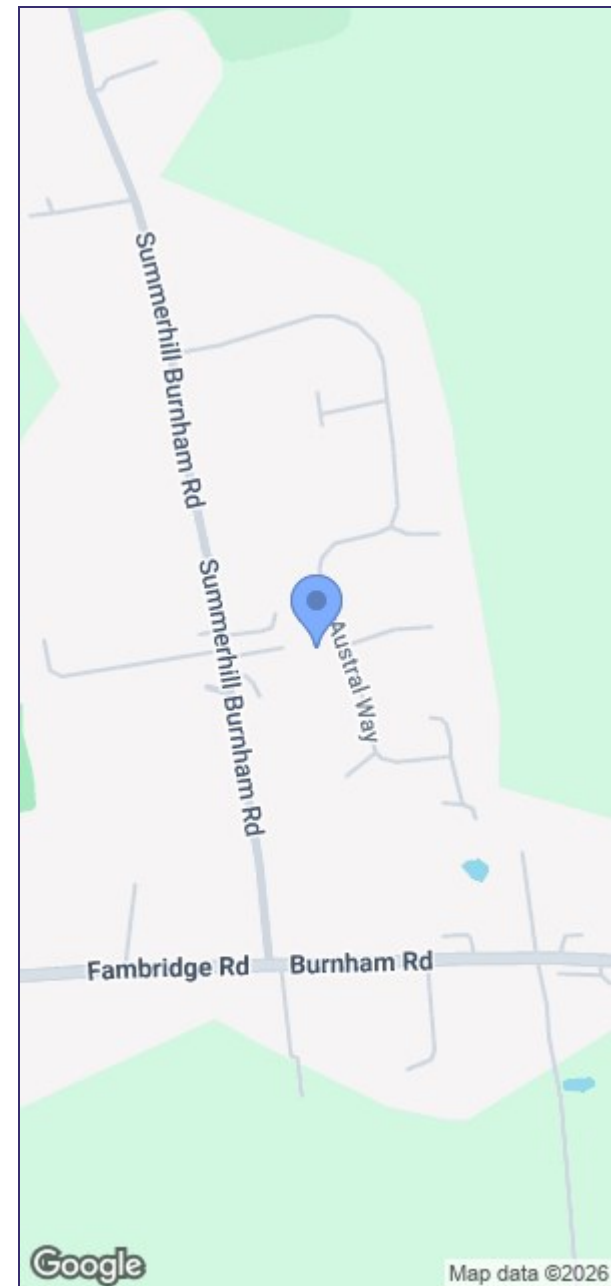
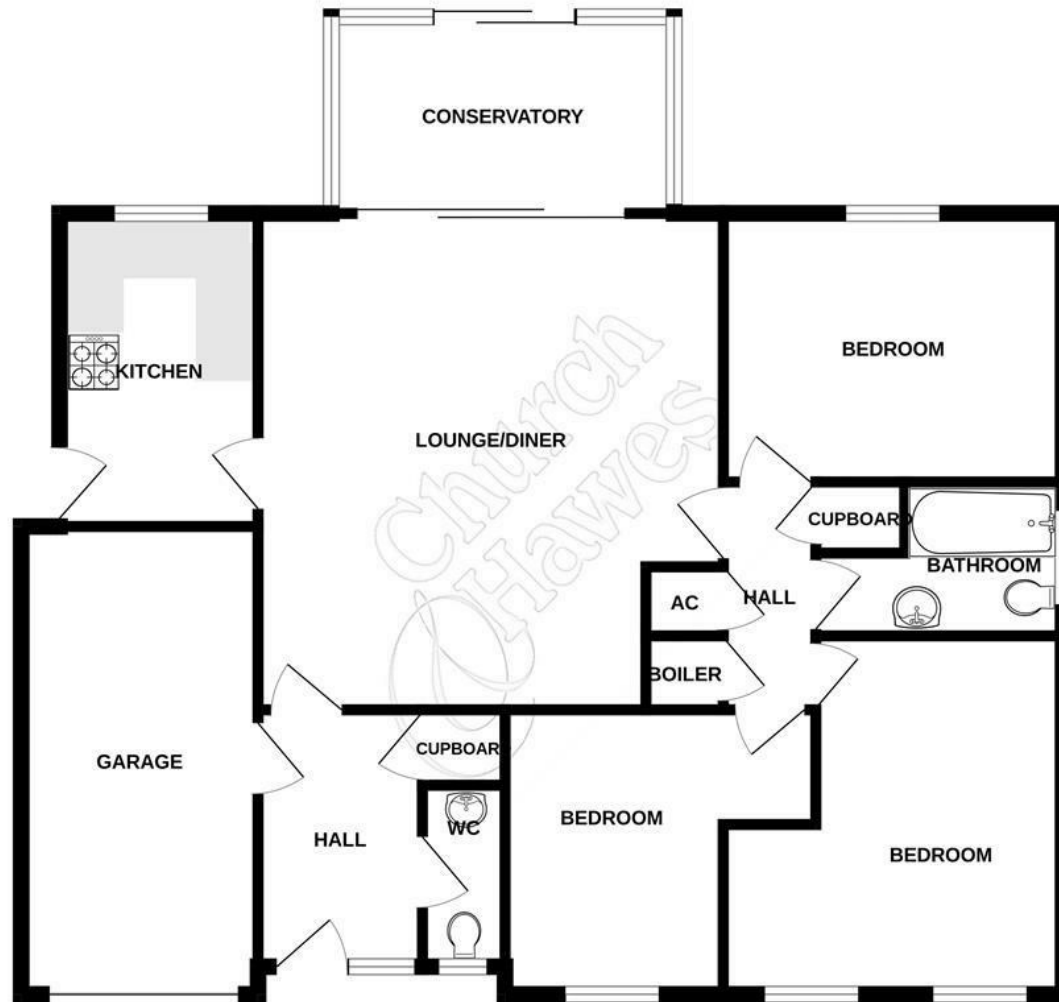
VILLAGE OF ALTHORNE:

Althorne is a small village which benefits from a railway station with direct trains to London Liverpool Street (at peak times), a village pub, church and two vineyards with cafe facilities. The nearby towns of South Woodham Ferrers, Maldon and Burnham-on-Crouch provide a good range of shopping, educational and recreational facilities. Burnham-on-Crouch is a riverside town renowned for its long established yacht clubs and marina and the historic market town of Maldon offers an array of restaurants, public houses, shops, waterside public houses and the famous Promenade Park.





GROUND 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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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