



**Detached: Althorne**

**Monthly £2,250**

## CHELMSFORD OFFICE

For further information or to arrange  
to view this property please call

**01245 231123**

### AVAILABLE NOW

Located on the Dengie Peninsular down a quiet country lane between the villages of Althorne and Burnham-on-Crouch is this stunning four bedroom detached family home with fantastic views over the River Crouch and Blackwater Estuary.

## DETAILS

### THE PROPERTY

Double fronted detached property with driveway parking for several vehicles and surrounded by gardens on all sides.

#### *Ground Floor*

- **ENTRANCE HALL** - Wood effect laminate flooring throughout
- **KITCHEN** - 13'10 x 11'4 - Large kitchen/breakfast room with a number of wood effect units, light coloured worktops, oven with hob and extractor over and space for appliances. Door to:

- **LOBBY** - 9' x 9' - door to single garage, front of property and to:
- **UTILITY** - 8'6 x 5'8 - Door to rear garden and to:
- **CLOAKROOM** - Comprising WC and wash hand basin
- **LIVING ROOM** - 24'10 x 14'4 - Wonderful dual aspect windows with french doors leading onto a decked area providing stunning views. Open fireplace, radiators
- **DINING ROOM** - 13'10 x 12'6 - Window to front, radiator
- **STUDY** - 9'5 x 8'7 - Window to rear, radiator

*First Floor - carpets throughout*

- **BEDROOM 1** - 14'5"x12'5 - Dual aspect windows with views over the Estuary and garden, radiator
- **BEDROOM 2** - 14'4 x 11'11 - Dual aspect windows with views over the Estuary and front garden, radiator
- **BEDROOM 3** - 13'11 x 11'8 - Window to front aspect, radiator
- **BEDROOM 4** - 14' x 9'6 - Window to rear aspect, radiator
- **FAMILY BATHROOM** - WC, bath, corner shower, wash hand basin and heated towel rail.
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## EXTERNALLY

Set on a rural private estate with gardens mainly laid to lawn surrounding the property and stunning views from all aspects.

Oil central heating

## LEGAL

### NOTICE

Whirledge & Nott does not have any authority to give representations or warranties in relation to the property. These particulars do not form part of any offer or contract. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate. No assumption should be made that the property has the necessary planning, building regulations or other consents. Whirledge & Nott has not carried out a survey nor tested any appliances, services or facilities. Purchasers must satisfy themselves by inspection or otherwise.

### VIEWING

Strictly by appointment Viewing of the property is entirely at the risk of the enquirer. Neither Whirledge & Nott nor the vendor accept any responsibility

for any damage, injury or accident during viewing.

### **SERVICES**

We understand that mains water and electricity are connected. There is oil fired central heating and private drainage.

### **COUNCIL TAX BAND**

The property is assessed as Council Tax Band F

### **EPC**

The property is classed as Band E

### **TERMS**

The property is to be let on an Assured Shorthold Tenancy. A five week deposit is required and will be held in accordance with the terms of the Tenancy Deposit Scheme. Rent will be paid monthly in advance by standing order.

### **REFERENCES**

The tenant will be required to provide Whirledge and Nott with the necessary details for referencing. Referencing will include credit checks and all character and employer references.