

Thompson Ave, Burnham on crouch CM0 8SG

£375,000

To view this property call

01621 734300

SJ WARREN

www.sjwarren.co.uk

The accommodation comprises

Situated on the Emberton Grange Development which is surrounded by neighbouring rural countryside and nearby coastal walks. There are a variety of short cuts into Burnhams vibrant high street. Offering an array of shops, restaurants and of course the beautiful riverfront renown for its sailing water sports and Royal Yacht clubs.

Commuting to London couldn't be easier with a rail link to London Liverpool Street Station and an approximate travel time of one hour and five minutes.

This Messrs Taylor Wimpey built home is offered with 7 year guarantee remaining and is offered in very nicely presented condition throughout.
The accommodation commences with an entrance hallway, a spacious lounge and an excellent size kitchen/dining room and cloakroom/w/c.
The first floor offers three good size bedrooms with the main bedroom having an en-suite and family bathroom.
Externally to enjoy those hot summer days this well kept and laid out South facing garden with L shaped patio/pergola and a fantastic man cave/cabin with bar, power and light and adjoining shed.
PLEASE NOTE this can remain or if you wish more garden space, can be removed.

Storm porch

Entrance hallway
Entrance door to the hallway which has quality fitted wood effect laminate flooring, stairs to the first floor landing. Built in cloaks cupboard and radiator.

Lounge
14'1 x 13'8
A good size room and as with the property throughout presented and decorated to a nice standard. Double glazed window to the front with a quality fitted white shutter/blind, television point, radiator and wall mounted individual thermostatic heating room control.

Kitchen/dining room
16'7 x 9'4
This again is a good size and is nice bright and airy facing South. The kitchen has a range of modern grey eye level units with back tiling, matching base units and drawers with roll top work surfaces over. Integrated fridge/freezer, dish washer and washing machine, inset stainless steel one and a half sink, inset gas hob with above extractor and a double built in fan oven. Wood effect laminate flooring running throughout the room and the cloakroom/w/c and a double glazed window to the rear with fitted remote control blind.
The dining area has plenty of space for a good size table and chairs, radiator and double glazed French doors with remote control fitted blind, door to the cloakroom/w/c and a large understairs built in cupboard.

Landing
Landing and loft access.

Bedroom one en -suite
13'2 x 11'8
Wall mounted individual thermostatic heating control, television point, radiator and a double glazed window to front with quality fitted white shutter/blind.
En-suite Walk in shower cubicle, pedestal hand wash basin, close coupled w/c, tiled flooring, expel air, radiator and a double glazed window to the front.

Bedroom two
9'3 x 8'7
Another double room with a built in double wardrobe, radiator and a double glazed window to the rear with quality fitted white/shutter blind.

Bedroom three
13 x 7'2
PLEASE NOTE this room has been fitted with top quality wardrobes across one wall, the measurement shown is to the wall which offers you the option to have the wardrobes remaining or removed. Double glazed window to the rear and a quality fitted white/shutter blind and radiator.

Bathroom
Panelled bath with taps/shower attachment, close coupled w/c, hand wash basin with double vanity cupboards below, radiator, expel air and tiled flooring.

South facing rear garden
If you enjoy the summer sun then this south facing garden, will hit the spot. The garden commences with a large L shaped patio/entertaining area and a pergola, water and a side gate to the front. The remaining garden is laid to lawn, PLEASE NOTE there is a quality 7.5 m x 4 m cabin with adjoining shed with bar, power and light which is an excellent addition and is totally versatile in its use. How ever should you wish more garden space this can be removed and left with the decking below and bbq area to one side.

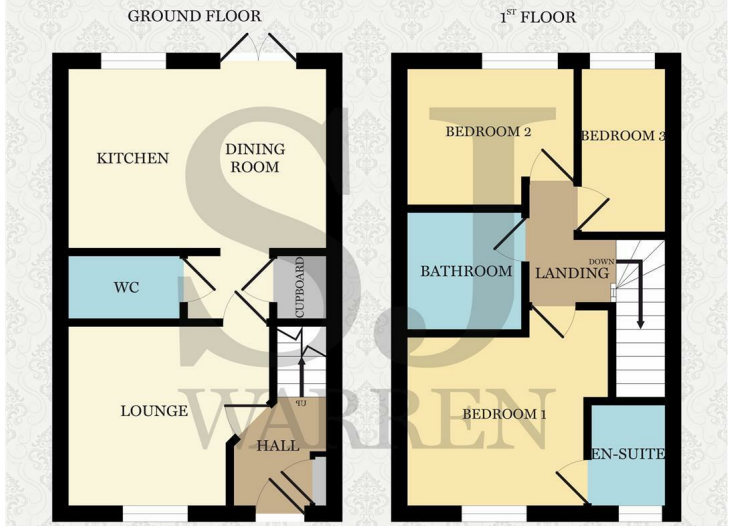
Driveway
The property has its own drive to the side of the house for multiple vehicles.





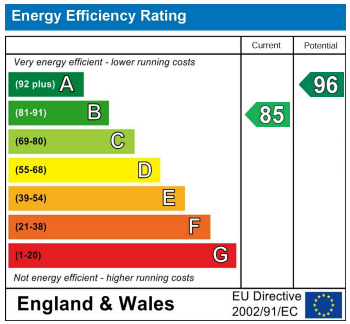


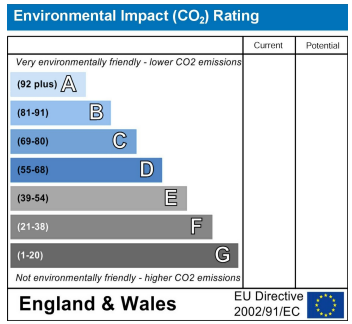
Thompson Ave, Emberton Grange, Burnham-On-Crouch



Consumer Protection from Unfair Trading Regulations 2008.

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