

Essex Road, Burnham-On-Crouch CM0 8EQ

£450,000

To view this property call

01621 734300

SJ WARREN

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The accommodation comprises

Conveniently located to walk into the high street that offers an array of shops, restaurants, yacht clubs and Burnham's scenic river-front.
The town is renowned for its sailing and water sports and offers wonderful coastal and countryside walks, along with the marina and country park.
For your commuting needs, there is a train link into London Liverpool Street with a direct train taking approximately 1hr and 7 minutes.

This three double bedroom detached house offers from first appearance, very deceptively spacious accommodation.
The ground floor has a good size hallway, modern kitchen, utility room, shower room/w/c and a lounge with bi folding doors to the private rear garden.
The first floor offers three excellent size double bedrooms and a family bathroom.
PLEASE NOTE there is an internal door to the large garage/workshop and potentially (stp) there is potential to convert into an annexe or similar.
Externally the property offers a large and private rear garden in excess of 82 ft with a 16'3 x 15'7 cabin/office/games room.
To the front the property has its own driveway to a attached garage/work shop with electric roller doors to the front and rear 21'2 x 14'2.

Entrance hallway
Double glazed entrance door and side screen window, to a good size hallway with engineered oak flooring. Two column style radiators and stairs to the first floor with an under cupboard.

Kitchen/breakfast room.
14'3 x 11'6
The kitchen/breakfast room has a range of modern olive green eye level units, matching base units and drawers with wooden work surfaces over. Inset sink with mixer taps and additionally a Zip Hydro hot/cold tap, integrated fridge/freezer, plumbing for a dish washer, stainless steel range with gas hob and electric ovens and above extractor. Part engineered oak and tiled flooring, down lighting, column style radiator, double glazed window to the front and an integral door to the garage/workshop.

Utility room
8'3 x 5'8
Tiled flooring, plumbing for washing machine and tumble dryer, full length sliding front ed utility cupboards to one wall. Down lighting, double glazed door to the side and door to the shower room/w/c.

Shower room/w/c.
A very hand addition with a walk in shower, rain and hand held showers and a close coupled w/c. Tiled flooring, down lighting and a double glazed window to the rear.

Lounge
13'9 x 12'5
The lounge is a bright airy room with double glazed bi folding doors to the private rear garden and oak flooring. Brick fireplace with cast iron multi fuel burner and solid wood mantle, two column style radiators and a television point.

Landing
Double glazed window to the side and loft access.

Bedroom one
13'5 x 12'4
All the bedrooms are excellent size double rooms, oak flooring and a double glazed window to the rear.

Bedroom two
12'4 x 11'5
This double room has a fitted double wardrobe with above bridging cupboards, radiator and a double glazed window to the front.

Bedroom three
11'6 x 9'5
The third bedroom as we have mentioned is also a good double room, with a double glazed window to the rear and radiator.

Bathroom
Tiled flooring, panelled bath with fitted rain shower/screen, hand wash basin with vanity surround cupboards and drawers and a close coupled w/c. Part tiled walls, chrome heated towel rail and a double glazed window to the rear.

Rear garden
in excess of 82 ft
The garden is well established and private with a large patio/entertaining area, water tap, pergola and log store to the side. The garden is well established with various, trees, shrubs and planting, neatly laid to lawn with trellis and two arches to a second part of the garden.
This area has surrounding planting, a lovely tucked away bbq area, sun terrace, garden shed and a superb summer house/office/games room with power and light 16'3 x 15'7
Side access with path and gate to the front.

Frontage and driveway.
The front boundary has a picket fence and gate, slab path and frontage with two recently lopped trees. To the side the property has its own driveway with EV point.

Garage/workshop
21'2 x 14'2
PLEASE NOTE we have mentioned potentially (stp) this could offer annexe potential, or a superb garage/workshop ideal for any car or motorbike enthusiast. It offers two electric roller doors front and rear, window to the front and a further door and window to the rear.





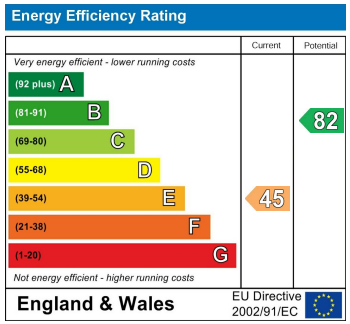


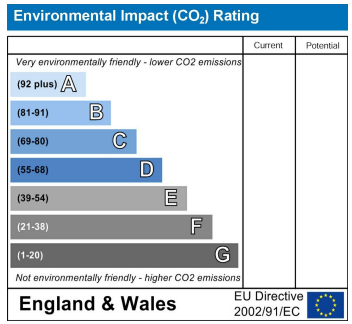
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