



Benson Close, BURNHAM-ON-CROUCH CM0 8GP

welcome to

Benson Close, BURNHAM-ON-CROUCH

**** GUIDE PRICE £300,000 - £325,000**** Situated on the DESIRABLE CORINTHIAN PLACE DEVELOPMENT in Burnham-On-Crouch, with its TRAIN STATION WITH SERVICES TO LONDON LIVERPOOL STREET as well as a wealth of SHOPS AND PICTURESQUE QUAYSIDE, is this modern property with SOUTH FACING GARDEN & DRIVEWAY.



Entrance Porch

Covered porch area, composite door to :-

Entrance Hall

Stairs rising to first floor, radiator, doors to :-

Cloakroom

Double glazed UPVC window to side, white suite comprising low level WC and pedestal basin, radiator.

Lounge Diner

15' 1" max x 14' 2" (4.60m max x 4.32m)

Double glazed UPVC French doors with flag windows to rear opening onto the garden, under stairs cupboard, radiator.

Kitchen

9' 8" x 7' 9" (2.95m x 2.36m)

Double glazed UPVC window to front, contemporary fitted kitchen comprising sink and drainer set in wood effect work surfaces with range of eye and base level units, integrated oven with gas hob and extractor over, integrated fridge, freezer, dishwasher and washing machine.

First Floor

Landing

Double glazed UPVC window to side, built in cupboard, doors to :-

Bedroom One

11' 7" x 8' 8" max (3.53m x 2.64m max)

Double glazed UPVC window to rear overlooking the garden, fitted wardrobes, radiator, loft access, door to :-

En Suite

Double glazed UPVC window to rear, white suite comprising double shower, low level WC and pedestal basin, part tiled walls, heated towel rail.

Bedroom Two

10' 6" x 8' 5" plus recess (3.20m x 2.57m plus recess)

Double glazed UPVC window to front, built in cupboard, radiator, door to :-

En Suite

Double glazed UPVC window to front, modern white suite comprising panel bath, low level WC and pedestal basin, part tiled walls, heated towel rail.

Outside

Front

Mature shrub beds, block paved driveway to side providing off road parking for two vehicles, gated side access to :-

Rear Garden

South facing, enclosed by panel fence and laid to lawn with patio seating area and a range of shrubs.

Estate Charge

An annual estate charge of £190.03 is payable to Gateway for the upkeep of the developments communal areas which include playing field and park.



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Benson Close, BURNHAM-ON-CROUCH

- Two En Suite Double Bedrooms
- Generous South Facing Garden
- Modern Kitchen & Bathrooms
- Driveway for Two Vehicles
- Remainder NHBC

Tenure: Freehold EPC Rating: B

Council Tax Band: C

GUIDE PRICE

£300,000 - £325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MLN105026 - 0004

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