



Maldon Road, Burnham-On-Crouch CM0 8DB
£650,000

To view this property call
01621 734300

SJ WARREN
www.sjwarren.co.uk



The accommodation comprises

This very eye appealing three bedroom detached character property offers spacious and beautifully kept accommodation and sits on a plot of 0.28 of an acre. The property has had sympathetic modern alterations and extensions which only further enhance this delightful home. The ground floor offers a spacious hallway and lounge, sitting room, a superb modern fitted kitchen and dining room with large lantern style roof, utility room and cloakroom/w/c. The first floor is equally impressive with a master bedroom including a generous en-suite and large walk in dressing room and there are two further generous double bedrooms and family bathroom.

Externally the property has a large and private garden with a superb Scandinavian cabin which offers a multitude of uses but currently a bar, guest space and entertaining room, the frontage is approached via an electric gate and there is parking for a substantial amount of vehicles, space for a boat, caravan or camper. The attached garage is part storage and utility space. Located on the fringes of the town but still ideally located for the railway station linked to London Liverpool and the high street Street, shops, restaurants and Burnhams beautiful river frontage.

Storm entrance porch

Storm entrance porch with above electric lantern light.

Entrance hallway

Entrance door to a good size hallway with tiled flooring and radiator with decorative cover, stairs to the first floor.

Cloakroom/w/c

Part tiled walls and tiled flooring, close coupled w/c and hand wash basin with double vanity cupboard below. Expel air, radiator and a double glazed window to the rear.

Lounge

23'8 x 13'1
This a lovely size room with quality porcelain tiled flooring and white fireplace surround with tiled hearth and coal gas flame effect fire. Double glazed window to the front and dual double glazed windows to the rear, three radiators and television point.

Sitting room

13 x 11'9

A cosy second reception room with an open fireplace and cast iron log burner and above wooden mantle, large walk in double glazed bay window to the front and original exposed wooden floor boards. Television point and radiator.

Kitchen

11'9 x 10'2

The kitchen is open plan to the dining area and this is a superb room and certainly the hub of the home. Fitted with quality white high gloss eye level units with under lighting, matching base units, drawers, pull out larder and bin store with grey Quartz work tops over. Twin inset butler sinks and quality fitted Neff double oven, Neff five ring gas hob with above extractor, integrated dish washer. Matching breakfast bar with Quartz matching top and below cupboards, down lighting and open plan to the dining area.

Dining area

20'6 x 11'5

As you will see from our photography this really is a fabulous room and the open plan works so well, there is bags of room for a large family table and chairs and the room enjoys views across the rear garden. The room is made beautifully bright and airy from the large lantern style roof and again the floor is tiled. There are double glazed french doors and windows onto the rear garden, horizontal column style radiator and door to the utility cupboard and double glazed door to the side.

Utility cupboard

A useful space for utilities or as a larder cupboard with some eye and base units, tiled floor and hand wash basin.

Landing

Double glazed window to the front and loft access.

Master suite (bedroom)

12'2 x 10

An impressive room mirrored fitted wardrobes to one wall, double glazed window to the front, radiator and doors to the en-suite and dressing room.

En-suite

Tiled flooring and walls, an over size walk in shower

cubicle with rain shower head, pedestal hand wash basin, close coupled w/c. Chrome heated towel rail and double glazed window to the rear.

Dressing room

10'9 x 5'6

A ladies dream for sure, fitted shelves, shoe storage and hanging rails plus loads of space to dress, double glazed window to the rear and radiator.

Bedroom two

15'3 x 11'2

All the bedrooms are very good size doubles, this room has again a lovely walk in bay window to the front bringing in bags of natural light. Fitted wardrobes with matching dressing table, horizontal column style radiator.

Bedroom three

10'1 x 8'8

One again a nice size double with fitted wardrobes and above bridging cupboards to one wall, radiator and double glazed window to the rear.

Bathroom

Tiled walls and flooring, panelled bath with above shower and screen, pedestal hand wash basin and close coupled w/c. Down lighting, chrome heated towel rail and radiator, expel air and a double glazed window to the rear.

Rear garden

As mentioned the overall plot is 0.28 of an acre naturally giving the property an excellent size garden, which commences with a large raised patio/entertaining area with steps down to the main lawn. There is close board fencing and a variety of mature plants, shrubs and trees making this a lovely private garden. To the rear of the garden there is a superb Scandinavian cabin in excess of 22 ft x 17 ft max and currently used as a bar, guest space and games room but this could of course have a multitude of uses. There is a decked veranda to the front extending to a decked sun terrace with space for a hot tub and storage and shed to the rear. The property also has two side accesses with gates to the front.

Frontage and parking

As you will see from our photographs the property has a brick and railed frontage with hedging and an

electric gated entrance accessed with key fob or mobile phone. PLEASE NOTE if you need lots of parking for a multitude of vehicles or space for a boat/caravan or camper this frontage will meet all your needs. The remaining frontage has some planted shrubs and mature trees and leads to an attached garage, PLEASE NOTE this is currently storage plus utility space but could easily be put back to a garage space only but again the frontage is large enough subject to consents to build a double garage or cart loge parking.



GROUND FLOOR 1295 sq. ft.
(120.3 sq. m.)

1ST FLOOR 846 sq. ft.
(78.6 sq. m.)



TOTAL FLOOR AREA : 2141 sq. ft. (198.9 sq. m.) approx.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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