

Sandpit Lane, Burnham-on-Crouch

CM0 8EE



CURTIS O'BOYLE

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Located in Sandpit Lane convenient for the railway station and local amenities, a private road where properties rarely become available and sitting on a wonderful quarter acre plot, with a private rear garden in excess of 105 ft x 85 ft with a raised patio and decking area. This four bedroom detached family home offers a good size lounge, kitchen/diner, study, conservatory and cloakroom, four first floor bedrooms and large family bathroom. Views to the front across the allotments and marshes, which on clear days the river can also partly be seen. The frontage has a split parking and drive for multiple vehicles, space for a boat or caravan leading to the properties garage. PLEASE NOTE this property has so much scope with planning permission for a two storey rear and single storey side extension.

ENTRANCE HALL Storm porch entrance with electric lantern style light above, main entrance door to the hallway which has wooden flooring, radiator with decorative cover and stairs to the first floor.

KITCHEN/DINER 17' 11" x 9' 3" (5.46m x 2.82m) Wood laminate effect flooring and a modern fitted kitchen with cashmere high gloss eye level units with back tiling, red high gloss base units and draws with complimentary roll top work surfaces over. Stainless steel one and a half sink, integral fridge/freezer and dish washer, stainless steel hob, oven and above extractor and a double glazed window to the front. The breakfast dining area has plenty of space for a family table, a smooth plastered ceiling, radiator and a double glazed window and door to the side.

STUDY 9' 1" x 6' 8" (2.77m x 2.03m) Door way and glass block light window to the study which also has the wall mounted condensing boiler, wood effect laminate effect flooring, double glazed window and door to the rear.

CLOAKROOM Wood laminate effect flooring, close coupled w/c and hand wash basin, double glazed window to the rear.

LOUNGE 17' 9" x 12' 9" (5.41m x 3.89m) Smooth plastered ceiling, wooden flooring, television point and two radiators, double glazed window to the front and double glazed patio doors to the rear.

CONSERVATORY 9' 2" x 9' (2.79m x 2.74m) Double glazed with wooden flooring, over looking the patio and garden.

FIRST FLOOR LANDING Loft access which we understand is boarded and insulated.

BEDROOM ONE 10' 5" x 10' 3" (3.18m x 3.12m) Dark oak wood effect laminate flooring, television point, double built in wardrobe with above bridging cupboards. Double glazed window to the rear over looking the garden, radiator.

BEDROOM TWO 9' 4" x 8' 5" (2.84m x 2.57m) Double glazed window to the rear over looking the rear garden and radiator.

BEDROOM THREE 9' 4" x 8' 3" (2.84m x 2.51m) Double glazed window to the front with views across the allotments and to the marshes, on a clear day there are also part views of the river in the distance, radiator

BEDROOM FOUR 10' 3" x 7' (3.12m x 2.13m) Wood laminate effect flooring, double glazed window to the front again with views across the allotments and marshes with distant and part river views on a clear day, radiator.

BATHROOM 9' 5" x 9' (2.87m x 2.74m) Smooth plastered ceiling with down lighting, part ceramic tiling and a suite comprising of a free standing ball and claw bath with chrome taps and shower attachment, walk in over size shower cubicle with glass block wall, close coupled w/c and hand wash basin with vanity unit surround and cupboards below. Under floor heating and a double glazed window to the side.

REAR GARDEN 105' x 85' (32m x 26m) approx. The garden commences with a large and secure patio and sun decked area, two ways via steps either side to the main garden, this is a superb and private peaceful spot with a large lawn and surrounded by an array of mature trees, plants and shrubs, there is also a walnut, green gage, and pear tree. Timber summer house with log burner.

FRONT The property has a large frontage with a drive extending to the garage, this area splits into two and has parking for a multitude of vehicles, space for a boat, caravan or camper.

GARAGE 16' 6" x 8' 9" (5.03m x 2.67m) Up and over door, power and light, side door to the garden and window to the rear.



To view this property call Curtis O' Boyle Estate Agents on **01621 855558**

GROUND FLOOR
758 sq.ft. (70.4 sq.m.) approx.

1ST FLOOR
518 sq.ft. (48.1 sq.m.) approx.



TOTAL FLOOR AREA: 1276 sq.ft. (118.5 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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