

Mill Road, Burnham-on-Crouch

CM0 8PZ

CURTIS O'BOYLE

Sales & Lettings





Mill Road, Burnham-on-Crouch

CMO 8PZ

£1,090,000

Substantial Five Bedroom Detached Home with Indoor Pool – Sought After Location in Burnham-on-Crouch

Set on a generous plot of approximately 0.38 acres, this impressive detached residence offers around 2,700 sq. ft. of well-proportioned accommodation in one of Burnham-on-Crouch's most desirable residential areas.

The property features five bedrooms, including two en-suites and a family bathroom, all accessed from a spacious galleryed landing.

The ground floor opens with a grand entrance hall and central staircase, leading to a large living room with views across the garden. The fitted kitchen, also overlooking the rear garden, opens into a spacious breakfast room, ideal for family dining. To the front of the property, there is a study and a formal dining room, along with a ground floor WC and a utility room with direct access to the garden.

Outside, the property is approached via a large paved driveway providing ample parking for several vehicles and access to a detached double garage.

To the rear, the beautifully maintained garden extends to an impressive indoor heated swimming pool complex, complete with a changing room and shower room—a superb addition for year-round enjoyment.

The property also benefits from solar panels with battery storage, offering both energy efficiency and income from the grid.

ENTRANCE HALL

STUDY 13' x 9' 5" (3.96m x 2.87m)

DINING ROOM

LIVING ROOM 25' x 13' (7.62m x 3.96m)

KITCHEN 14' 2" x 13' (4.32m x 3.96m)

BREAKFAST ROOM 13' x 12' 10" (3.96m x 3.91m)

UTILITY ROOM 10' 3" x 9' 8" (3.12m x 2.95m)

CLOAKROOM

GALLERIED LANDING

BEDROOM ONE 18' 5" x 13' (5.61m x 3.96m)

ENSUITE

BEDROOM TWO 13' 5" x 13' (4.09m x 3.96m)

ENSUITE

BEDROOM THREE 13' 11" x 13' (4.24m x 3.96m)

BEDROOM FOUR 13' 2" x 13' (4.01m x 3.96m)

BEDROOM FIVE 13' x 11' 6" (3.96m x 3.51m)

BATHROOM

GARDENS 0.38 Acre Plot

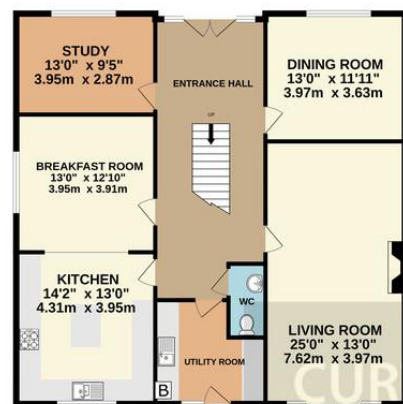
DOUBLE GARAGE

POOL HOUSE 42' 10" x 19' 9" (13.06m x 6.02m)

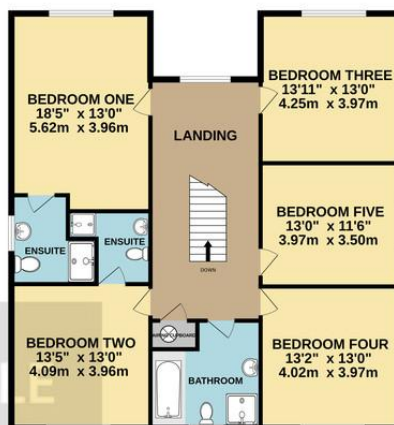


To view this property call Curtis O' Boyle Estate Agents on **01621 855558**

GROUND FLOOR



1ST FLOOR



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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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