



WISTERIA
HOUSE

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Green Lane, Burnham-On-Crouch CM0 8PU



welcome to

Green Lane, Burnham-On-Crouch

A HANDSOMELY PROPORTIONED detached residence boasting circa 2300 SQ FT OF ACCOMMODATION, set within a lovingly kept and thoughtfully designed MATURE PLOT OF OVER 1/4 ACRE on the outskirts of the DESIRABLE WATERFRONT TOWN of Burnham on Crouch, enjoying DETACHED DOUBLE GARAGE & EXPANSIVE FRONTAGE.



Porch

Covered porch area, part glazed door to :-

Entrance Hall

Double glazed UPVC window to front, painted oak flooring, stairs rising to first floor with storage cupboard under, radiator, doors to :-

Lounge

16' 8" x 16' 7" (5.08m x 5.05m)

Double glazed UPVC box bay window to front, large centrepiece brick fireplace housing gas log burner, painted oak flooring, radiators, French doors with flag windows opening to :-

Conservatory

23' 7" x 9' 5" (7.19m x 2.87m)

Double glazed UPVC floor to ceiling windows with French doors opening onto the garden, tinted UPVC double glazed sloped roof, tiled flooring with electric underfloor heating, radiator, door to :-

Utility Room

6' 6" x 4' 11" (1.98m x 1.50m)

Sink set in granite work surfaces with metro tiled splashbacks and range of eye and base level units with space for appliances, tiled flooring, radiator, folding doors to -

Kitchen

18' 9" x 7' 11" plus recess (5.71m x 2.41m plus recess)

Double glazed UPVC windows to side and rear overlooking the garden, door accessing side passage, contemporary fitted kitchen comprising double sink & drainer in granite work surfaces with metro tiled splashbacks and range of eye & base level units. Two 5 ring induction hobs with a further 2 ring gas hob and extractor over, built in double electric ovens, space for American style fridge freezer, door returning to entrance hall.

Dining Room

16' 4" x 11' 6" plus recess (4.98m x 3.51m plus recess)

Double glazed UPVC box bay window to front and further double glazed UPVC window to side, painted oak flooring, exquisite fitted dresser with base level cupboards and mirrored shelving, radiator.

Study

12' 5" x 8' 10" (3.78m x 2.69m)

Double glazed UPVC window to side, radiator.

Cloakroom

Obscured double glazed UPVC window to side, contemporary suite comprising low level WC and wall mounted basin, tiled flooring, radiator.

First Floor

Landing

Loft access, doors to :-

Bedroom One

17' 6" x 16' 8" max (5.33m x 5.08m max)

Double glazed UPVC windows to rear overlooking the garden and countryside beyond, comprehensive range of fitted wardrobes with mirrored doors, radiator, door to :-

Enuite

Double glazed UPVC window to front, contemporary suite comprising panel bath, separate walk-in triple shower with rainfall shower head, low level WC with marble surround and wall mounted basin, tiled flooring, heated towel rail.

Bedroom Two

16' 8" x 11' 6" (5.08m x 3.51m)

Double glazed UPVC windows to front and side, radiator.

Bedroom Three

14' 4" x 9' 10" plus recess (4.37m x 3.00m plus recess)

Double glazed UPVC windows to side and to rear overlooking the garden and countryside beyond, fitted bookcases, built in double wardrobe, radiator.

Bedroom Four

12' 4" x 10' 1" (3.76m x 3.07m)

Double glazed UPVC window to side, built in double wardrobe, radiator.

Bathroom

Double glazed UPVC window to side, contemporary suite comprising panel bath, separate shower cubicle, low level WC and wall mounted basin, fully tiled walls and floor, heated towel rail.

Outside Front

The property is approached between brick pillars via a large shingle forecourt driveway providing parking for numerous vehicles, leading to the detached double garage, with a range of mature shrub borders. The property is set well back from the road affording privacy, and there is gated side access leading to :-

Rear Garden

The mature rear garden measures approx. 120 ft in length, commencing with a formal lawned area surrounded by mature trees and shrubs, with an ornamental pond set within a sweeping patio seating area. Beyond this a shingle pathway leading between raised shrub beds to a large pergola, beyond which is a rear allotment and patio area, and greenhouse with power connected..

Garage

Detached double garage with two double hinged doors, power, light and door to side.



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welcome to

Wisteria House Green Lane, Burnham-On-Crouch

- Four Generous Double Bedrooms
- Three Reception Rooms plus Conservatory
- Stylish Contemporary Kitchen & Utility Room
- Plot of Over 1/4 Acre
- Double Garage & Expansive Forecourt Driveway

Tenure: Freehold EPC Rating: C

offers in excess of

£850,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
MLN101818 - 0004

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01621 874837



Maldon@williamhbrown.co.uk



3 High Street, West Square, MALDON, Essex,
CM9 5PB



williamhbrown.co.uk