



The Grove, Burnham-On-Crouch CM0 8GU

welcome to

The Grove, Burnham-On-Crouch

MODERN ENERGY EFFICIENT LIVING IN A DESIRABLE LOCATION. Situated in a private road within the sought after Stoney Hills area is this SPACIOUS THREE BEDROOM BUNGALOW with well-proportioned wrap around garden, boasting AIR SOURCE HEAT PUMP AND UNDER-FLOOR HEATING as well as GARAGE AND DRIVEWAY.



Entrance

Part glazed door to :-

Entrance Hall

Double glazed UPVC window to front, built in cupboard housing under-floor heating manifolds, loft access, doors to :-

Kitchen Diner

26' 2" x 9' 11" (7.98m x 3.02m)

Double glazed UPVC windows to rear and to side overlooking the garden, modern fitted kitchen comprising one and a half bowl sink and drainer set in roll top surfaces with matching upstands and range of eye and base level units, built in double oven, separate electric hob with extractor over, integrated fridge freezer and dishwasher, under-floor heating, door to utility room, open to :-

Lounge

16' 4" x 13' 8" (4.98m x 4.17m)

Double glazed UPVC dual aspect windows overlooking the garden, French doors opening to the garden, under-floor heating.

Utility Room

7' 8" x 5' 5" (2.34m x 1.65m)

Part double glazed door to rear opening onto the garden, sink and drainer set in roll top surfaces with matching upstands and range of eye and base level units with space for appliances, under-floor heating.

Bedroom One

12' 4" x 10' 7" (3.76m x 3.23m)

Double glazed UPVC window to front, under-floor heating, door to :-

En Suite

Double glazed UPVC window to front, modern white suite comprising walk in shower, low level WC and vanity basin, part tiled walls, under-floor heating.

Bedroom Two

13' 7" max x 8' 1" (4.14m max x 2.46m)

Double glazed UPVC window to rear overlooking the garden, under-floor heating.

Bedroom Three

10' 4" x 8' 8" plus recess (3.15m x 2.64m plus recess)

Double glazed UPVC window to front, under-floor heating.

Bathroom

Double glazed UPVC window to front, modern white suite comprising panel bath, low level WC and vanity basin, part tiled walls, chrome heated towel rail, under-floor heating.

Outside

Front

Approached via a private shingle road, laid to mature shrub beds with steps and sloped access to front door. Block paved driveway providing off road parking for several vehicles leading to the garage, gated side access to :-

Rear Garden

Wrapping around the rear and side of the bungalow, siding onto private shrubland affording privacy, predominantly laid to lawn with patio seating area, outside tap, air source heat pump.

Agents Note

The property sides onto a privately owned piece of land, we are advised that this land was originally acquired as part of the development but was deemed unsuitable for building due to its low level, and was subsequently sold to a private individual as shrubland. As a result there are no applications for development of this piece of land.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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welcome to

The Grove, Burnham-On-Crouch

- 6 Years Remaining on Allianz Structural Guarantee
- Spacious Open Plan Living Space
- Bathroom and En Suite
- Garage and Driveway
- Under-floor Heating Throughout

Tenure: Freehold EPC Rating: C

£525,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
MLN104220 - 0002

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