

The Grove, Burnham-On-Crouch CM0 8GU



# Welcome to

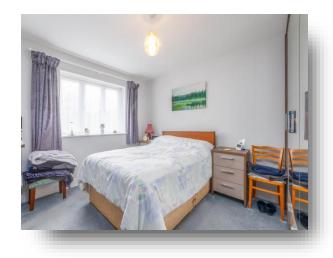
# The Grove, Burnham-On-Crouch

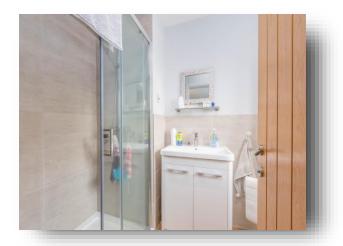
MODERN ENERGY EFFICIENT LIVING IN A DESIRABLE LOCATION. Situated in a private road within the sought after Stoney Hills area is this SPACIOUS THREE BEDROOM BUNGALOW with well-proportioned wrap around garden, boasting AIR SOURCE HEAT PUMP AND UNDER-FLOOR HEATING as well as GARAGE AND DRIVEWAY.













#### **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"  $\times$  8' 8" plus recess ( 3.15m  $\times$  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.





## 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

Council Tax Band: E

# £500,000







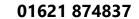


Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MLN104220



Property Ref: MLN104220 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





Maldon@williamhbrown.co.uk



william h brown

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



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