



Grangewood Park Avenue, Burnham-On-Crouch CM0 8FF

welcome to

Grangewood Park Avenue, Burnham-On-Crouch

BEAUTIFULLY PRESENTED AND IMPROVED since construction in 2019, this FOUR BEDROOM DETACHED HOME is located on the POPULAR GRANGEWOOD PARK to the North of Burnham, and boasts GARAGE & DRIVEWAY as well as SOUTH FACING GARDEN with SUMMERHOUSE.



Entrance

Covered porch area, part glazed door to :-

Entrance Hall

Stairs rising to first floor, doors to :-

Lounge

15' 11" x 10' 7" (4.85m x 3.23m)

Double glazed UPVC bay window to front, wood burner, radiator.

Dining Room

9' 9" x 8' 2" (2.97m x 2.49m)

Double glazed UPVC window to front, under stairs storage cupboard, radiator.

Cloakroom

Modern white suite comprising low level WC and pedestal basin.

Kitchen Family Room

22' 10" x 11' max (6.96m x 3.35m max)

Double glazed UPVC window and French doors to rear opening to the garden, modern fitted kitchen comprising sink and drainer set in quartz work surfaces with matching upstands and range of eye and base level units.

First Floor

Landing

Double glazed UPVC window to side, loft access, airing cupboard, doors to :-

Bedroom One

13' 4" x 9' 9" (4.06m x 2.97m)

Double glazed UPVC window to front, fitted wardrobes with sliding mirrored doors, radiator, door to :-

Ensuite

Double glazed UPVC window to side, white suite comprising shower cubicle, low level WC and vanity basin, heated towel rail.

Bedroom Two

11' 3" x 9' 1" (3.43m x 2.77m)

Double glazed UPVC window to rear overlooking the garden, radiator.

Bedroom Three

9' 9" x 9' 1" (2.97m x 2.77m)

Double glazed UPVC window to front, radiator.

Bedroom Four

11' 4" x 6' 11" max (3.45m x 2.11m max)

Double glazed UPVC window to rear overlooking the garden, built in cupboard, radiator.

Shower Room

Double glazed UPVC window to side, luxury suite comprising multi-head shower cubicle, low level WC and vanity basin, fully tiled walls, heated towel rail.

Outside

Front

Mature shrub beds, block paved driveway providing off road parking for several vehicles leading to the garage, gated side access to :-

Rear Garden

South facing, laid to lawn with patio seating areas and shrub borders, wooden shed and separate summerhouse/cabin with power connected to remain.

Agents Note

An estate charge of £350 per annum applies to this property.



view this property online williamhbrown.co.uk/Property/MLN104279



welcome to

Grangewood Park Avenue, Burnham-On-Crouch

- Four Bedrooms
- Shower Room & Ensuite
- Refitted Kitchen & Bathrooms
- Garage & Driveway
- South Facing Garden

Tenure: Freehold EPC Rating: B
Council Tax Band: E

£450,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/MLN104279



Property Ref:
MLN104279 - 0002

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.

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