



Grangewood Park Avenue, BURNHAM-ON-CROUCH CM0 8FF

welcome to

Grangewood Park Avenue, BURNHAM-ON-CROUCH

OVERLOOKING GREENSWARD on the desirable Grangewood Park to the North of Burnham-On-Crouch, with its TRAIN STATION and PICTURESQUE WATERFRONT as well as a wealth of amenities, is this BEAUTIFULLY PRESENTED detached family home, with GENEROUS GARDEN and DRIVEWAY.



Entrance

Covered entrance porch area, part glazed door to :-

Entrance Hall

Stairs rising to first floor, herringbone flooring, radiator, doors to :-

Lounge

18' 8" x 9' 10" (5.69m x 3.00m)

Double glazed UPVC window to front and French doors to side opening to the garden, herringbone flooring, radiator.

Kitchen Diner

18' x 12' 1" (5.49m x 3.68m)

Double glazed UPVC windows to front and side, modern fitted kitchen comprising one and a half bowl sink and drainer set in roll top surfaces with tiled splashbacks and range of eye and base level units, built in oven with gas hob and extractor over, integrated dishwasher, fridge and freezer, herringbone flooring, radiator, door to :-

Utility Room

5' 10" x 5' 10" (1.78m x 1.78m)

Part glazed door to side accessing the driveway, roll top work surfaces with base level units, wall mounted gas boiler, door to :-

Cloakroom

Modern white suite comprising low level WC and wall mounted basin, radiator.

First Floor

Landing

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

Bedroom One

18' x 9' 10" max (5.49m x 3.00m max)

Double glazed UPVC windows to front and side overlooking the garden, fitted wardrobes, radiator, door to :-

En Suite

Double glazed UPVC window to front, modern white suite comprising shower, low level WC and pedestal basin, part tiled walls, radiator.

Bedroom Two

9' 10" x 8' 10" (3.00m x 2.69m)

Double glazed UPVC windows to front and side, radiator.

Bedroom Three

9' 2" x 7' 2" (2.79m x 2.18m)

Double glazed UPVC window to side, radiator.

Bathroom

Double glazed UPVC window to front, modern white suite comprising panel bath, low level WC and pedestal basin, part tiled walls, radiator.

Outside

Front

Overlooking open green, large stone chip area with remainder laid to mature shrubs.

Driveway

Block paved driveway to rear of property suitable for two vehicles, gated access to :-

Rear Garden

Enclosed by brick wall and panel fence, laid to lawn with large patio seating area and raised shrub beds.

Agents Note

An annual service charge of £210 is payable for the upkeep of the communal areas.



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welcome to

Grangewood Park Avenue, BURNHAM-ON-CROUCH

- Overlooking Open Green
- Stylishly Redecorated Throughout
- Driveway for Two Cars
- Kitchen Diner & Utility
- Bathroom & En Suite

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

£400,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
MLN104387 - 0002

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