



**PORTFOLIO**  
from



william h brown

Mill Road, Burnham-On-Crouch



# Mill Road, Burnham-On-Crouch

*Architecturally impressive home situated on a quarter acre plot in the desirable Stoney Hills, to the North of Burnham-On-Crouch. This generous home offers flexible living with five/six double bedrooms over two floors, accommodation totalling over 3,300 sq ft, and potential for annex.*



## Entrance

Composite double doors with flag windows opening to :-

## Entrance Hall

Impressive atrium style entrance hall with staircase rising to first floor, tiled flooring, radiator, doors to :-

## Cloakroom

Modern white suite comprising low level WC and vanity basin, tiled flooring, radiator.

## Study

Double glazed UPVC window to front.

## Sitting Room

Double glazed UPVC windows to front and French doors to side opening onto the front garden.

## Lounge Diner

Double glazed UPVC French doors with flag windows to side opening onto the garden, further double glazed UPVC windows to front, part vaulted ceiling with exposed beams, centrepiece brick fireplace housing wood burner, double doors opening to :-



## Kitchen Breakfast Room

Double glazed UPVC window to rear and French doors with flag windows to side opening onto the garden, shaker style modern fitted kitchen comprising sink and drainer set in roll top surfaces with matching upstands and range of eye and base level units, range of appliances, tiled flooring, open to entrance hall, door to :-

## Laundry Room

Door to rear accessing side passage, range of fitted cupboards and space for appliances.

## Bedroom Two

Double glazed UPVC windows to side, range of fitted wardrobes, door to :-

## En Suite

Double glazed UPVC window to rear, contemporary suite comprising walk in double shower, low level WC and wall mounted hand basin, tiled walls and floor, chrome heated towel rail.

## First Floor

### Landing

Galleried landing with double glazed apex window to front, built in cupboard, doors to :-

### Bedroom One

Double height room with vaulted ceiling and impressive double glazed apex window with inset French doors to side opening to Juliet balcony overlooking the front garden, range of fitted wardrobes, door to :-

### En Suite

Double glazed UPVC window to rear, contemporary white suite comprising inset bath with tiled surround, separate walk in shower, low level WC and wall mounted basin, fully tiled walls and flooring, chrome heated towel rail.

### Bedroom Three

Double glazed UPVC window to side overlooking the garden, doors to :-

### Dressing Room

Double glazed UPVC window to front, range of fitted drawers, shelves and hanging rails.

### En Suite

Double glazed UPVC window to rear, contemporary white suite comprising shower, low level WC and wall mounted basin, tiled walls and floor, chrome heated towel rail.

### Bedroom Four

Double glazed UPVC windows to front and side, vaulted ceiling.

### Bedroom Five

Double glazed UPVC window to side, vaulted ceiling.







### Bathroom

Double glazed UPVC window to rear, contemporary white suite comprising inset bath with tiled surround, low level WC and wall mounted basin, tiled walls and floor, chrome heated towel rail.

### Outside

#### Front

Generous shingle driveway providing off road parking for numerous vehicles with central lawned turning circle, leading to garage. Gated access to both the rear and side of the property leads to the rear garden. There is a right of way for neighbouring property to the rear along the shingle drive past the property.

#### Rear Garden

Enclosed by panel fence and surrounded by mature trees affording privacy, predominantly laid to lawn with large wrap around decked seating area abutting the property and leading to a large pergoda seating area with fitted bar and power and light connected. Range of mature flower and shrub borders.



### Garage

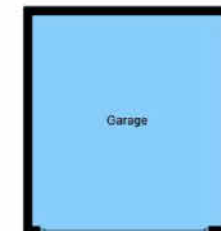
Detached double garage.



**Ground Floor**



**First Floor**



**Garage**

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](http://www.focalagent.com)

welcome to

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**£1,250,000**

- Five / Six Double Bedrooms
- Bathroom and Three En Suites
- Over 3,300 sq ft of Accommodation
- Plot of approx. 1/4 Acre

Tenure: Freehold

EPC Rating: C



To find out more information or to arrange a viewing call

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