



Coronation Road, Burnham-On-Crouch CM0 8HW
Offers in the region of £514,000

To view this property call
01621 734300

SJ WARREN
www.sjwarren.co.uk



The accommodation comprises

Located in a private mews of four executive style homes and positioned just a small stroll away from Burnhams delightful river frontage and country park. Equally nearby are the yacht clubs, restaurants, shops and public houses and for the commuter to London, the train station is also convenient.

This well presented and bright and airy family home has the benefit of a belvedere and roof terrace a fantastic feature, with part river views as well as views across the country park and roof tops. The ground floor has a well proportioned hall, a large lounge, orangery(or sail room) and kitchen/dining room, utility room, study,conservatory(REQUIRES REPLACING) and cloakroom.

The first floor is equally impressive with four bedrooms the master being most impressive and having lots of storage and an en-suite, the belvedere previously mentioned is accessed from the landing. Externally there is a delightful and private rear garden, which extends to one side. To the front there is a drive for multiple vehicles and a generous garage with an electric roller front door and rear up and over door, power and light.

Storm porch

Storm entrance porch with above electric fitted lantern style light, door to the entrance.

Entrance hallway

11'3 x 10'9

Wooden entrance door with glazed insets to a very well proportioned hall, this along with all the rooms is bright and airy and has a generous under stair storage cupboard, the light beams in from an impressive over sized half lading window, which also has a fitted remote control blind for convenience.Wood laminate effect flooring and a fitted hard wired fire alarm.

Cloakroom

Laminate wood effect flooring, close coupled w/c and hand wash basin with splash back tiling, radiator and a double glazed window to the rear.

Study

7'4 x 5'7

Wood laminate effect flooring, radiator and a double glazed sash style window to the rear over looking the garden

Kitchen/dining room

24 x 8'7

An impressive room split into a generous kitchen and a ding area, the kitchen once again bright and airy and comprising of cream fitted eye level units and under lighting, matching base units incorporating two matching corner carousels and draws, integrated dish washer and fridge, built in John Lewis electric oven with above Samsung gas hob/ stainless steel extractor.One and a half sink with mixer taps and rinse tap solid wood work surfaces and a kick board fitted electric heater, Double glazed sash style window to the front.The dining area is a good size and backs the conservatory with double glazed french doors and radiator.

utility room

11'8 x 8'7

Comprising of a range of white eye level and matching base units, inset stainless steel sink and work surface over, plumbing for washing machine and space for tumble dryer. Wall mounted gas boiler(not tested) double glazed window to the and door to the side, further door giving internal access to the garage.

Lounge

24 x 10'4

This is a fabulous room with bags of natural light from the double glazed window to the front and also the french doors leading to and over looking the rear garden, the white fire place surround has an inset gas real flame fire and to one side a book case with cupboards below the opposite side has further book shelving, additionally there is also a fitted dresser unit with cupboards below. Television point, two radiators and a door to the orangery(or sail room)

Conservatory

12'6 x 9'2

Double glazed still useable but PLEASE NOTE this does require replacing but this has been taken into account in the marketing.

Landing

The half landing has a large over sized window as mentioned from the hallway with remote control fitted blind, there is an airing/linen cupboard with hot water tank and a pull down staircase to the belvedere.

Belvedere

6'8 x 6'8

This is truly a fantastic feature of this property and the most amazing place to just quietly enjoy the views to the river, country park and across Burnhams roof tops, on those hot sunny days you can further enjoy by sitting out on the belvederes roof terrace, it really doesn't get better than that.

Master bedroom

20'9 x 10'4

A super room with loads of natural light from the double glazed dual aspect window and french doors over looking the garden with a juliett balcony. There shouldn't be any problems over wardrobe space, there are three double fitted wardrobes and a matching dressing table with dual chest of draws below. Television point and two radiators, door to the en-suite.

En-suite

Comprising of a shower cubicle, close coupled w/c, pedestal hand wash basin, ceramic tiled walls and flooring. Double glazed window to the rear and radiator.

Bedroom two

11'6 x 8'8

A double room with three fitted single wardrobes, double glazed sash style window to the front and radiator.

Bedroom three

11'7 x 8'8

As with all the bedrooms this is again a double with radiator and double glazed sash style window to the rear.

Bedroom four

9'7 x 6'3

This double bedroom once again has plenty of storage with three single fitted wardrobes, a double glazed sash style window to the front, radiator and a loft access.

Family bathroom

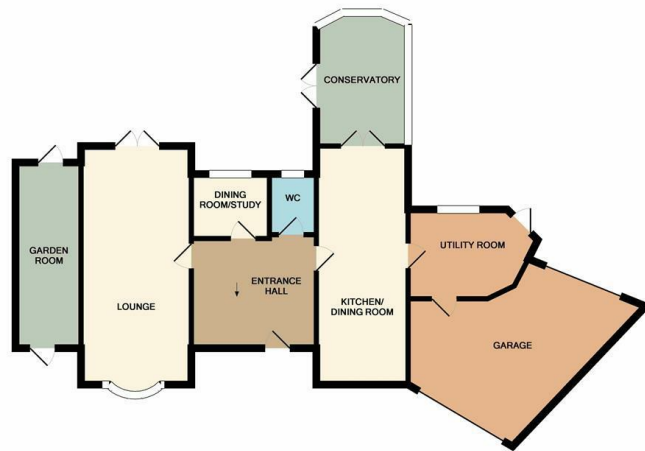
Comprising of a panelled bath with above fitted shower and screen, pedestal hand wash basin, close coupled w/c, ceramic tiled walls,radiator and a double glazed window to the rear.

Rear garden

The rear garden is private and has been delightfully set out, commencing with a large patio/entertaining area with two wall mounted electric lantern style lights, this continues to one side and incorporates two slate planted borders and further leads to a second patio and seating area. the remaining garden has a very neatly laid to lawn and well stocked surrounding borders, with a variety of flowers, shrubs and trees. The boundaries are close board fenced and to one side of the house there is a block paved path with surrounding planted borders, leading to a further patio area that also has access via an up and over door to the rear of the garage. In addition there is a good size shed with power and light, ideal work a shop or similar.

Approach, drive and garage

The approach to the property is from Coronation Road via a private road servicing just four select properties, leading to the properties own drive for multiple vehicles. The garage which is 18 ft has power/light and a front electric roller door.



GROUND FLOOR
APPROX. FLOOR
AREA 1136 SQ.FT.
(105.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 565 SQ.FT.
(52.1 SQ.M.)



BELVEDERE
APPROX. FLOOR
AREA 6 SQ.FT.
(0.6 SQ.M.)



TOTAL APPROX. FLOOR AREA 1696 SQ.FT. (157.6 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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