



Maldon Road, Burnham-On-Crouch CM0 8NP  
£695,000

To view this property call  
01621 734300

**SJ WARREN**  
[www.sjwarren.co.uk](http://www.sjwarren.co.uk)



## The accommodation comprises

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Located on the fringes of Burnham On Crouch but still offering easy access to the high street, shops, restaurants, railway station and Burnhams beautiful riverfront and country park.

This extremely spacious four bedroom detached house ON A SUPERB PLOT OF APPROXIMATELY 0.3 OF AN ACRE offers its new owners the opportunity to update and configure to your own tastes. PLEASE NOTE if you require space/potential for an annexe or dual living, then this property will certainly fit your needs.

The ground floor comprises a generous lounge, kitchen, utility room and scullery, dining room, study and a cloakroom/w/c. The inner hallway from the study has its own entrance door leading to the above substantial(see plan and photography) office or potential annexe or perhaps a superb mater suite, this could potentially also incorporate the double garage below.

To the opposite side of the house from the utility room there is also access to a further attached garage, PLEASE SEE the details for further information.

Externally the property has an extremely large frontage/garden with large L shaped driveway and an equally large south west facing rear garden

### Entrance and hallway

15'4 x 7'3

Entrance door to the hallway which has solid wood block flooring, radiator and stairs to the first floor landing.

### Cloakroom/w/c

Low level w/c, hand wash basin, tiled walls, radiator and a double glazed window to the front.

### Lounge

22'7 x 12'3

An excellent size room and as mentioned the house to a degree is a blank canvass for its new owners to modernise and configure to suit their own needs. Stone fireplace and surround for an open fire, two radiators and television point and double glazed sliding doors to the summer room.

### Dining room

10'9 x 10'8

Another good size room which could potentially be knocked into the adjacent kitchen, double glazed window to the rear, serving hatch to the kitchen and radiator.

### Study

9'3 x 6'9

PLEASE NOTE as mentioned from this room there is a inner hallway with its own entrance door and stairs to the very large office/reception room which has the double garage below. There is enormous potential here to make a self contained annexe or perhaps a large master suite.

The study has a double glazed window to the front and radiator.

### Kitchen

10'5 x 9'3

The kitchen comprises of a range of oak fronted eye level units, matching base and drawers with work surfaces over. Inset stainless steel sink with double drainer Space for electric oven, double glazed window to the front and serving hatch to the dining room, door to the utility room.

### Utility room

9'8 x 7'9

Tiled flooring and walls, floor mounted oil boiler(not tested) white butler style sink, plumbing for washing machine, tumble dryer. Double cloaks storage cupboard, double glazed window to the front and door to the scullery.

### Scullery

8'6 x 6'8

Tiled flooring, work surface with space for further utilities, window and door to the rear and a further door to the garage.

### Office/reception room

24'4 x 17'2

This is reached as mentioned with stairs from the inner hallway adjacent to the study. An extremely large and impressive room which as we have suggested could be part of an annexe or perhaps a really large master suite. Two over size velux windows to the front and rear and two radiators.

### Landing

15'3 x 9'7

Double glazed window to the front, loft access and radiator.

### Bedroom one

13'4 x 12'4

Double glazed window to the rear, radiator and a double built in cupboard/wardrobe.

### Bedroom two

10'1 x 10'6

Another good size double room with a double glazed window to the front, Built in wardrobes and dressing table with an inset hand wash basin and radiator.

### Bedroom three

8'8 x 10'1

Double glazed window to the rear and radiator.

### Bedroom four

10'3 x 9'3

Double glazed window to the front, radiator and a built in cupboard/wardrobe.

### Bathroom

Part tiled walls, walk in shower cubicle, panelled bath, close coupled w/c, pedestal hand wash basin, radiator and a double glazed window to the front.

### Rear garden south west facing

As we have mentioned the overall plot is approximately 0.3 of an acre and commences with a patio/entertaining area, with the main garden being nicely secluded with an array of mature trees, shrubs and mature well stocked borders.

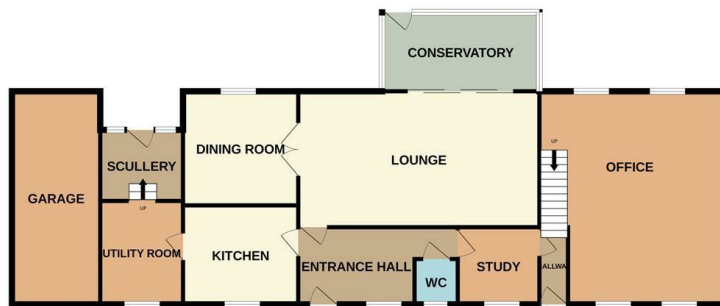
The garden remaining is laid neatly to lawn split to one side by a driveway with rear access and double gates, PLEASE NOTE this gives access to the second garage which has an up and over door, ideal space for a boat/caravan or similar. Large garden shed and a side gate to the front.

### Front garden drive & double garage

The front garden is once again substantial with mature hedged boundaries offer a good degree of privacy, the driveway is L shaped and offers parking for a multitude of vehicles. The remaining frontage is laid to a large lawn with mature, trees, shrubs and mature stocked borders and an outside water tap. The double garage has an up and over door, power and light.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		61	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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