



Braeburn Close, Burnham-On-Crouch CM0 8FW
Offers in excess of £450,000

To view this property call
01621 734300

SJ WARREN
www.sjwarren.co.uk



The accommodation comprises

Located on the Matthew Homes development which offers short cuts into the high street, shops, restaurant's, railway station and river front. OFFERED WITH NO ONWARD CHAIN.

This eye appealing four bedroom detached family home is offered with approximately 6 years NHBC building guarantee remaining.

The spacious accommodation which has been very nicely kept, consists on the ground floor of a generous hallway, cloakroom/w/c, a large bright and airy lounge, an excellent size kitchen and dining area plus a utility room.

The first floor offers four excellent size bedrooms, the principal bedroom having an en-suite and a family bathroom.

Externally a good size rear garden very nicely laid out to entertain and enjoy and finally the properties own drive to garage, with power and light.

Entrance hallway

Entrance door to a good size hallway which has quality laid Amtico tiled flooring, stairs to the first floor with a good size cupboard below. Security alarm system and radiator.

Cloakroom/w/c

The tiled flooring continues into this room, kitchen, dining room and utility room. Pedestal hand wash basin, close coupled w/c, radiator and a double glazed window to the front.

Kitchen and dining room

22 x 10'10

This is an excellent size room and certainly the hub of the home with the kitchen fitted with grey modern high gloss eye level units and back tiling. Matching base units and drawers with complimentary roll top work surfaces over, integrated dish washer, inset stainless steel gas hob with stainless steel extractor above and stainless steel oven below. Space for a fridge/freezer, inset stainless steel one and a half sink, down lighting and a double glazed window to the rear.

The open plan dining room is an excellent size, plenty of space for a good size family table and chairs, radiator and a double glazed window to the front.

Utility room

6'8 x 5'1

This room has matching base units to the kitchen

with complimentary work surface over and an inset stainless steel sink. Integrated washing machine and a matching base unit with back tiling, housing the hot water boiler(not tested). The tiled flooring continues from the kitchen, double glazed window and door to the rear and radiator.

Large lounge

22 x 10'10

A lovely spacious room really bright and airy from the dual double glazed windows to the side and the double glazed bay window to the front. Television point, two radiators and double glazed double doors to the rear garden.

Landing

The landing is a good size with a loft access and airing cupboard housing the pressurised water tank.

Bedroom one en-suite

12'5 x 11'1

All the bedrooms are good sizes and this being the principle bedroom, has the en suite. This ample size double room has plenty of space for your free standing or fitted bedroom furniture, television point, double glazed window to the rear and radiator. En suite Tiled flooring and part tiled walls, walk in shower cubicle, close coupled w/c, pedestal hand wash basin and a chrome heated towel rail. Down lighting, expel air and a double glazed window to the rear.

Bedroom two

12'4 x 11'1

Another god size double room with a double glazed window to the rear and radiator.

Bedroom three

11'1 x 9'4

Once again a double room with a double glazed window to the front and radiator.

Bedroom four

10'10 x 8'8

Plenty of space for a fourth bedroom, double glazed window to the front and side bringing in bags of natural light and radiator.

Bathroom

Tiled flooring and part tiled walls, panelled bath with taps and shower attachment/screen, pedestal hand

wash basin, close coupled w/c. Chrome heated towel rail, expel air, shaver point, down lighting and a double glazed window to the front.

Rear garden

An excellent size garden commencing with a good size patio area extending to a path alongside the garage and its courtesy door. The main garden is neatly laid to lawn with close board fenced boundaries, there is a second patio/bbq entertaining area to the rear extending across the back of the garden. This leads to a part covered gazebo style al fresco dining area with a garden shed to the side. There is an outside cold water tap, two electric power sockets, side gate to the drive and front with the opposite flank having a paved storage area.

Own drive to garage

The property has its own drive foe multiple vehicles, leading to a garage with an up and over door, power and light.

Front garden

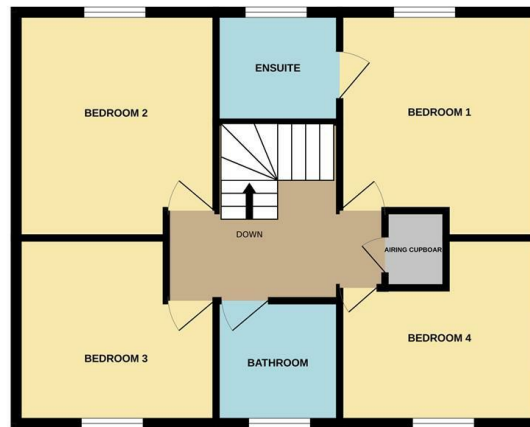
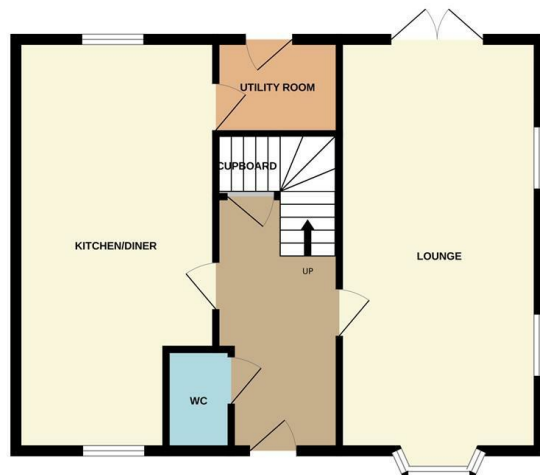
The front garden is split by a center path with lawn ether side and some surrounding planting.



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		95
(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		
(39-54) E		
(21-38) F		
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