



Station Road, Burnham-On-Crouch CM0 8HR  
£750,000

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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Burnham has many properties of interest in the High Street and Station Road and this certainly fits in this category.

Built in 1929 as a doctor's house and surgery with two front doors, it has now been adapted to provide a long term, much loved, family residence.

Hillside House is a gorgeous and very eye appealing four bedroomed detached house, offering on the ground floor the main entrance hallway, kitchen/breakfast room, dining room, lounge and cloakroom/WC. The second wing of the house offers a self-contained suite providing a second entrance reception/hallway and two further rooms. These are currently being used as a work from home office and family playroom/office.

PLEASE NOTE as mentioned this wing of the house was built as a doctor's surgery and offers ANYONE WANTING A SELF-CONTAINED APARTMENT or similar, the potential to do so.

The first floor is equally impressive with four excellent size bedrooms and two family sized bathrooms.

Once again, there are things to PLEASE NOTE:

Firstly, there is a door from the landing opening onto a large flat roof terrace, which has some wonderful views over the river and beyond. This terrace has the potential to build a further bedroom and balcony with river views, subject to the necessary consents. Additionally, the loft space is substantial with great height and is another area, subject to the consents required, for possible conversion. (SEE PHOTOGRAPHS).

Externally, a large private West facing secure rear garden and the property's own drive, accessed from Hillside Road, for multiple vehicles and detached brick-built garage/workshop, with power and light. To the front a large well screened hedged private garden with pathway to the main entrance porch.

### Entrance reception hallway

Wooden entrance door and side screen window with a half glazed lead light stained window, radiator and solid oak wood flooring, oak stairs/staircase to the first floor.

### Cloakroom/w/c

Solid oak wood flooring, traditional high level flush w/c, corner hand wash basin with splash back tiling, radiator and a double glazed window to the side.

### Kitchen/breakfast room

17'8 x 10'1

The property has a very homely family feel to it throughout and this room which has double doors to the dining room, makes a great hub to the home.

There is a good range of hand painted sage coloured eye level units with back tiling and under lighting, incorporating two display cabinets, plate and mug racks.

Matching base units and drawers with wooden effect

work surfaces and matching breakfast bar, integral dish washer, washing machine, fridge and freezer, range with gas hob and one and a half ovens and a stainless steel sink. Wall mounted radiator, double glazed window to the front with window seat and saucapan drawers below, double glazed window and door to the side.

### Dining room

13'6 x 12

Plenty of room here to enjoy, entertain and keep an eye on the chef with double opening doors to the kitchen.

Cast iron fireplace with decorative surrounding tiles and a gas coal effect fire, two radiators and a double glazed bay window with double glazed double doors opening onto the lovely west facing rear garden.

### Lounge

17 x 12

The lounge is a generous size made all the more cosier by a cast iron fireplace with an open fire to enjoy on those cold winter evenings, to one side there is shelving and space for your television. Large recess with book shelves and storage cupboards and radiator, double glazed bay window with double glazed double doors again opening on to the west facing rear garden.

### Potential annexe/ self contained apartment

PLEASE NOTE this wing of the house has its own independent door to the front as this was the original surgery as described, you can also access from the main entrance hallway and lounge, or of course close this off. The configuration of these rooms are totally versatile and dependant on your requirements, currently work/space office and family playroom but has the potential as suggested to convert to a flat.

### Entrance reception room one

9'6 x 9

Wooden entrance door with dual widows to the front half stained glass lead light, to a good size room with solid wood oak flooring and radiator.

### Reception room two. currently office/study

13'1 x 12'1

Originally Dr Wilsons consulting room, so consequently a large room with double glazed windows to the front and side. Solid oak wood flooring, three double wall mounted cupboards, radiator and door to reception room three.

### Reception three. currently playroom.

12'1 x 12'1

Another good size room which is adjacent to the lounge, solid oak wood flooring, radiator and a double glazed window and door to the rear.

### Landing

Gallery landing with loft access to as described a substantial loft space with excellent head height (SEE PHOTOGRAPHS) this potentially subject to consents required, could make an superb conversion opportunity. Additionally to the opposite end of the landing is a double glazed door to the roof terrace (SEE DISCRPTION AND PHOTOGRAPHY) and radiator.

### Bedroom one

17 x 12'1

This is a superb size main bedroom with a double glazed bay window to the rear with gorgeous views across to the river. Double built in wardrobe, radiator and television point.

### Bedroom two

13'5 x 12

Once again an excellent size double room, nice bright and airy with a double glazed bow window again enjoying views across to the river. Two double built in wardrobe and radiator.

### Bedroom three

10'9 x 10

This double bedroom a walk in in wardrobe and single built in airing cupboard with radiator and a double glazed window to the front.

### Bedroom four

9 x 8'11

This maybe the fourth bedroom has double built in wardrobe with above cupboards, radiator and a double glazed window to the front.

### Shower room

Solid male wood flooring, down lighting and a walk in shower cubicle, pedestal hand wash basin, close coupled w/c. Chrome heated towel rail. expel air and a double glazed window to the side.

### Bathroom

White over size cast iron bath with chrome taps and shower attachment, pedestal hand wash basin, w/c with built in cistern. Solid maple wood flooring, down lighting, chrome heated towel rail, three quarter length wall mounted cupboard and a double glazed window to the front.

### Rear garden west facing

The property has a gorgeous rear garden which is fenced and secure, ideal if you have young children or pets. Commencing with a block Pavia patio/entertaining area and matching path which services both side with gates to the front.

The main garden is neatly laid to lawn and being west facing a lovely spot to sit and enjoy or get your green fingers to work, there are various established trees, including pear apple trees, shrubs and planting. Garden shed, courtesy door to the garage and a gate to the rear which leads to the property's parking and garage.

### Side garden and brick built pantry

To one side of the house the garden area extends with an outside water tap pathway and an attached outside brick built pantry, a very useful room with power and light. There is also a gate to the side giving you access to Hillside Road.

### Drive and detached garage

The drive which is approached from Hillside Road has double opening gates leading to the parking. This offers space for multiple vehicles, space for a boat, caravan/camper.

There is a detached pitched roof garage/work shop which has an up and over door, power and light, rear door and side window.

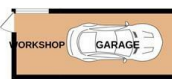
### Front garden

The front garden is again lovely and private with established boundary hedging, it is an excellent size with a center path leading to the front door and splits the lawns to ether side with some 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. Made with Metrage v2024.

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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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