

Plane Tree Close, Burnham-On-Crouch CM0 8RQ £545,000 To view this property call 01621 734300

SJWARREN www.sjwarren.co.uk Located in a quiet cul de sac of select properties and offering short cuts into the high street, shops, restaurants, river front/country park and railway station.

This extremely well presented four bedroom detached family home is offered with NO ONWARD CHAIN and also has the potential to extend, subject to planning consents required.

The ground floor offers a cloakroom/w/c, kitchen/breakfast room, utility room, large lounge, dining room and a study/reception room. The first floor has four excellent size bedrooms with the principal bedroom having an en-suite and a good size family bathroom.

Externally the property has a good size and very well kept south facing garden to enjoy on those hot summer days.

There is potential to extend to one side subject to planning consents, which measures approximately 38 ft tapering to a maximum of 58 ft x 13.7 ft. and to put an atrium or similar to the double garage. To the front the driveway is suitable for multiple vehicles, leading to the detached double garage, with a lawn to one side, offering potential for additional parking.

Storm porch

#### Entrance hallway

Double glazed entrance door to the hallway, stairs to the first floor with a cupboard below and radiator.

#### Cloakroom/w/c

Tiled flooring and part tiled walls, close coupled w/c, wall mounted hand wash basin, radiator and a double alazed window to the side.

# Kitchen/breakfast room 11'9 x 9'1

The kitchen has a range of modern eye level units with electric strip lighting below, matching base units with drawers and wood effect work surfaces over. Inset stainless steel gas hob with above stainless steel extractor, built in stainless steel oven, inset white enamel sink with drainer, plumbing for dish washer and space for fridge/freezer.Corner breakfast bar and stool, radiator, double glazed window to the rear, tiled flooring and door to the utility room.

#### Utility room 8'9 x 6'4

The tiled flooring continues from the kitchen and there are white eye level and base units with an inset stainless steel sink, plumbing for washing machine, space for a tumble dryer. The opposite wall has a recently replaced wall mounted boiler for the hot water and heating(not tested) and a double cupboard below, double glazed door to the side.

#### Lounge 17'8 x 12'1

A lovely spacious bright and airy room with the potential to open plan into the kitchen and or the dining room. Double glazed patio doors open on to the south facing rear garden and a double glazed over size vertical window to the side. Brick fireplace with extending shelves ether side and a coal effect gas fire, television point, radiator, down lighting and an arch to the dining room.

## Study/reception room

8'9 x 8'3 An excellent size study but totally versatile, an ideal play room or similar, double glazed window to the

# front and radiator.

#### **Dining room** 12'3 x 8'9

The dining room has ample space for a good size family table and chairs, parquet solid wood flooring, radiator and double glazed French doors to the conservatory.

#### Conservatory

13'3 x 9'4 Double glazed with tiled flooring and a wall mounted electric heater.

#### Landing

The half landing has a double glazed window to the side and the main landing has a n airing cupboard with a lagged water tank and loft access.

#### Bedroom one en-suite

15'0 x 9'7

All the bedrooms are good sizes and this room has triple fitted wardrobes to one wall with the opposite wall have two double fitted wardrobes. Double glazed window to the rear, radiator and door to the ensuite. The en-suite has a walk in shower cubicle, close coupled w/c, corner hand wash basin, white heated towel rail, down lighting and expel air. Tiled flooring, part tiled wall and a double glazed window to the side.

# Bedroom two

 $11^{\prime9}\,\times\,9^{\prime1}$  This double room has a double glazed window to the front and radiator, desk units and shelving display units that can remain.

#### Bedroom three

11'6 x 8'5 Again another good size double room, double glazed window to the front and radiator.

### Bedroom four

9'6 x 9'0 This room would still accommodate a small double bed and has a double glazed window to the rear and radiator.

#### Bathroom

Tiled flooring and walls, panelled bath with fitted shower and screen, hand wash basin with double vanity cupboards below, close coupled w/c. Chrome heated towel rail, expel air and a double glazed window to the side.

#### South facing rear garden

The property has a good size and very nicely looked after south facing garden, ideal for the keen gardener and those who enjoy the summer sun. Commencing with a patio area leading on to a neatly laid lawn, with established well stocked borders and a variety of shrubs, plants and flowers, mature hedging and close board fenced boundaries. Double electric power socket, side access with water tap which measures approximately 38 ft extending and tapering to a maximum of 58 ft x 13.7 ft this subject to planning consents could offer room to extend. side gate giving access to the front, drive and garage, PLEASE NOTE there could also be potential to add an atrium between the garage and the house again subject to consents required.

# Frontage, drive and garage

The frontage is an excellent size with a generous driveway for multiple vehicles leading to a detached double garage with up and over door, power and light. To one side of the garage there is a good size area laid to lawn, this could potentially offer additional parking if required a path leads to the front door and there are established well stocked planted borders ether side.







GROUND FLOOR

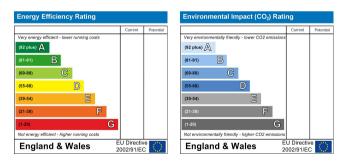
1ST FLOOR





#### Consumer Protection from Unfair Trading Regulations 2008.

S J Warren has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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