



Plane Tree Close, Burnham-On-Crouch CM0 8RQ  
£500,000

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 in a quiet cul de sac of select properties and offering short cuts into the high street, shops, restaurants, river front/country park/marina 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 glazed 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 en-suite.

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

11'9 x 9'1

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.

### AGENTS NOTE

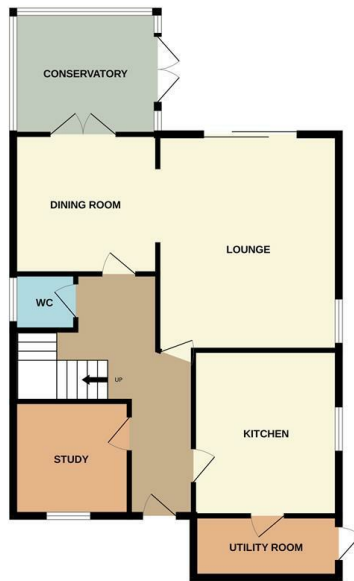
This excellent size property is very deceptive and offers enormous potential to further improve/extend subject to planning. All this and offered with NO ONWARD CHAIN makes this a superb opportunity and purchase.



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 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 Memphis 12/2024

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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			
(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			
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