

Green Lane, Burnham-On-Crouch CM0 8PU **£500,000**

To view this property call $01621\ 734300$

SJWARREN www.sjwarren.co.uk ARE YOU LOOKING FOR A PROJECT AND TO LIVE ON A PLOT OF 1.3 ACRES WITH GORGEOUS WILD AREAS, WOODLAND AND A SUPERB ORCHARD. GUIDE PRICE £500,000 - £550,000.

This 3/4 bedroom detached property is tucked away on the corner of Green Lane Burnham On Crouch and requires modernisation throughout. The property has enormous potential to extend (stp) modernise and configure to your own requirements.

The ground floor has a spacious vaulted ceiling lounge open plan to a good size dining room, kitchen, utility room, potential bedroom four/reception room and cloakroom/w/c.

The first floor has three double bedrooms and a balcony off the landing and family bathroom. Externally a large garden to the rear and then the remaining acreage is made up of wonderful wild and natural areas, woodland and a superb orchard overlooking open countryside.

The frontage is an excellent size with a secluded lawn, driveway for a multitude of vehicles to a car port and garage.

NO ONWARD CHAIN. VIEWING STRICTLY BT APPOINTMENT.

Entrance hallway

Double glazed door to the hallway which has radiator and a double cloaks cupboard.

Cloakroom/w/c

Pedestal hand wash basin, close coupled w/c, heated towel rail/radiator and a double glazed window to the rear.

Potential bedroom four/reception room.

11'3 x 9'9 Double sliding wardrobes to one wall, radiator, double glazed patio doors to the front and a double glazed window to the side.

Lounge

21'4×14'4

An excellent size lounge open plan to the dining room with a vaulted ceiling, fireplace with cast iron wood burner and stairs to the first floor. Three column style radiators, tv point, double glazed windows to the side and front with double glazed patio doors. Dining room 11'4 x 11'4 This is open plan from the lounge but a good size with double glazed patio doors to the rear. Wooden flooring and column style radiator.

Kitchen

10'5 x 9'8

A range of wood effect eye and 3/4 length units, matching base units and drawers with work surfaces over. Integrated dish washer, integrated fridge, space for freezer, inset electric hob with stainless steel oven below, inset stainless steel sink. Double glazed window to the rear and double glazed door to the side.

Utility room 9'9 x 5'3

Utility room with some eye level units, plumbing for washing machine and space for utilities. Double glazed window to the rear and radiator.

Landing

Door to balcony, airing cupboard with water tank and shelving.

Bedroom

 $10^{\prime}3\times10^{\prime}1$ Two built in cupboards, double glazed window to the rear and radiator.

Bedroom

11'9 x 9'5 Double and single built wardrobes with dressing table, dual aspect double glazed windows and radiator.

Bedroom 9 x 8'7

Double glazed window to the rear and radiator.

Bathroom

Panelled bath with above shower, pedestal hand wash basin, close coupled w/c. Tiled walls, radiator and a double glazed window to the rear.

Rear gardens

The properties immediate rear garden is to lawn with some wild/natural areas with various established trees, shrubs and plants, wooden outbuilding/shed. The remaining gardens are made up of beautifully secluded woodland, wild/natural areas and a gorgeous orchard to lawn and backing open countryside. PLEASE NOTE see the photographs and video tour to appreciate this fantastic plot and gardens.

Front garden

The front garden is again an excellent size, to lawn with mature screening, trees, plants, shrubs and hedging.

AGENTS NOTE

PLEASE NOTE we have been very transparent pointing out that this is a project property but a fantastic opportunity for someone on an unbelievable plot.

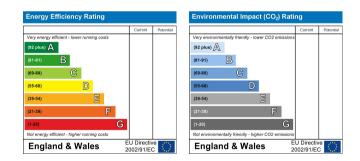






Consumer Protection from Unfair Trading Regulations 2008.

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