



Beech Close, Burnham-On-Crouch CM0 8DG  
£360,000

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 on the Maple Leaf Development which is conveniently located, with short cuts to the Country Park, Marina and river front.

The high street with its array of shops, restaurants, yacht clubs, railway station linked to London Liverpool Street and general amenities are all also easily accessed.

PLEASE NOTE this semi detached property offers a number of different room configurations, to suit your requirements, as explained in the room details. The property has been modernised and decorated to a high standard throughout, which can be seen and appreciated in the photographs and video tour.

The ground floor has a spacious porch and hallway entrance, a superb open plan and modern lounge a fully fitted kitchen, a second kitchen/utility room and dining room/reception room, PLEASE originally this would have been as designed a ground floor bedroom, giving you the opportunity to design a bedroom with en-suite potentially.

The first floor offers two large double bedrooms and a family bathroom, (please see write up on these rooms).

Externally an excellent sun trap of a garden in excess of 45 ft x 32 ft and to the front a large drive/parking for multiple vehicles which further extends down the side of the property. In addition the property has its own garage with power and light.

### Entrance porch and hallway

Double glazed entrance door and side window to a bright and airy generous size porch. Double glazed light window to the open hallway and a built in cloaks cupboard. The hallway has quality fitted grey wood effect flooring which runs throughout the ground floor, column style radiator, stairs to the first floor and a large under stairs cupboard.

### Lounge and kitchen

15'7 x 11'9

This is an excellent room offering modern open plan living which works particularly well. The lounge is a good size with concealed wiring for a wall mounted television, over size vertical column style radiator and double glazed French doors to the garden.

The kitchen has been fitted to a high standard with modern white high gloss eye level units with back tiling, matching base units and drawers with

complimentary marble effect work surfaces over. Knightsbridge chrome mounting electrical sockets, inset Franke sink, built in double fan oven with grill, inset electric induction hob with above extractor, integrated fridge/freezer and dish washer. Matching breakfast bar and a double glazed window to the rear.

### Second Kitchen/utility room & dining room

17'7 x 8'7

PLEASE NOTE this is where the options become a personal choice whether you keep a second kitchen/large utility room and a dining room. The dining room as mentioned was originally a third bedroom and potentially the two rooms could for example offer a large ground floor bedroom and an en-suite. In fairness the the options are multiple but currently the Kitchen has a range of white eye level units with back tiling, matching base units and drawers with roll top work surfaces over, plumbing for washing machine, inset Franke sink.

The dining room which is open currently to the kitchen offers plenty of space for a table and chairs. Double glazed window to the front, column radiator and a double glazed window and door to the side.

### Landing

Airing cupboard, shelved with boiler for hot water and heating (not tested) and loft access.

### Bedroom

12'1 x 10'1

A good size double room with a double glazed window to the rear, tv point, vertical over size column style radiator. PLEASE NOTE a property of similar design and neighbouring has extended their dormers and its worth noting, it makes an exceptional size room.

### Bedroom

Another good size double with the benefit of quality space saving fitted Sharps wardrobes to one wall and bed side cabinets. Column style radiator, tv point and a double glazed window to the rear.

### Bathroom

Panelled bath with taps/shower attachment and screen, pedestal hand wash basin, close coupled w/c. Column style radiator, down lighting and a double glazed window to the front.

### Rear garden

45 ft x 32 ft

If you enjoy the outside space and hot summer sunshine, then this superb south facing garden will hit the spot. Commencing with a patio area and leading to a neatly laid lawn with planted borders to both flanks. The boundaries are close board fenced and there is a garden shed and ready made hard standing intended for an outside kitchen.

To the side as mentioned is an extension to the driveway from the front, with water tap and a fenced boundary.

### AGENTS NOTE

PLEASE NOTE we have pointed out a few possibilities with the configuration of the rooms, however this is personal taste and what suits your needs.



#### 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.

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		
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) <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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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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