



Beauchamps, Burnham-On-Crouch CM0 8PR
£599,995

To view this property call
01621 734300

SJ WARREN
www.sjwarren.co.uk

The accommodation comprises

GUIDE PRICE £600,000 - £620,000

Located on the fringes of Burnham but still offering easy access into the town, high street, shops, restaurants, riverfront, marina and railway station linked to London Liverpool Street Station.

ARE YOU LOOKING FOR A FAMILY HOME WITH A FANTASTIC PRIVATE GARDEN/PLOT APPROACHING A QUARTER OF AN ACRE.

This incredibly deceptive from first appearance four bedroom detached house can only truly be appreciated by looking at the photography and video tour

The property has been very nicely maintained by the current owners and offers on the ground floor an entrance porch and hallway, cloakroom/w/c, lounge, reception room/play room, superb open plan kitchen/breakfast room, utility room, sitting room and a very large conservatory/dining room with sun reflective glass roof and radiators.

The first floor offers four excellent size double bedrooms, two of these have en-suites and the fourth bedroom also has a Jak and Jill bathroom an excellent idea for large families or visiting guests. Externally (see video and photography) This truly exceptional garden offers an absolutely fantastic space to enjoy the privacy and if you love to be outside the trees and wonderful planted areas are a gardeners dream. If you enjoy entertaining or Al Fresco dining then this is most certainly the home for you.

To the front the property offers parking for multiple vehicles to an attached garage with up and over door, power and light.

Entrance porch

Double glazed door and side screen windows to the porch which has tiled flooring, door to the hallway.

Entrance hallway

Entrance door with glazed engraved inset and side screen windows to the hallway. The hallway has stairs to the first floor landing, understairs storage cupboard and radiator.

Cloakroom/w/c

Halt tiled walls and tiled flooring, close coupled w/c, hand wash basin with double vanity cupboards below, expel air and a chrome heated towel rail.

Reception room/play room

15'7 x 7'6

A totally versatile room currently a play room but really a personal choice, the room has been converted originally as one side of the double garage. Wood effect laminate flooring, double glazed window to the front, radiator and down lighting.

Lounge

20'1 x 11'9

A generous size room with a large walk in double glazed walk in bay window to the front and double opening doors to the sitting room. Television point, sandstone fireplace and surround with a coal effect gas flame fire and two radiators.

Kitchen/breakfast room

19'2 x 11'4

Tiled flooring and a range of cream eye level units with underlighting and back tiling, matching base units and drawers incorporating wine rack and pull out larder with roll top work surfaces over. Range master oven with five ring gas hob and electric hob and double ovens, integral fridge and dish washer, inset over size enamel sink and a matching breakfast bar with stools. Down lighting, double glazed window to the rear, arch to the utility room and open plan to the sitting room and conservatory.

Utility room

11'4 x 5'2

Matching eye and base units to the kitchen with work surface over, plumbing for washing machine and tumble dryer. Double glazed window to the rear, double glazed door to the side, internal door to the garage and down lighting.

Sitting room/snug

11'2 x 11'6

Wood effect laminate flooring, double doors to the lounge, double glazed double doors to the conservatory/dining room and radiator.

Conservatory/dining room

29'9 x 11'6

This is a superb all year around room with a sun reflective glass roof and opening windows, two sets of double glazed doors opening on to the fantastic rear garden. Tiled flooring and three fitted radiators.

Landing

Loft access, radiator and built in cupboard with pressurised water tank.

Principal bedroom en-suite

14'8 x 12'2

All the bedrooms are good size double rooms and this room has triple mirrored double wardrobes to one wall, radiator, double glazed window to the front and door to the en-suite
En-suite panelled bath with above fitted shower, hand wash basin with double vanity cupboards and shelves, close coupled w/c. Down lighting, expel air, chrome heated towel rail and a double glazed window to the front.

Bedroom two en-suite

11'2 x 9'5

An excellent guest room with triple double mirrored wardrobes to one wall, wood effect laminate flooring, radiator and a double glazed window to the rear.
En-suite Tiled walls and flooring, walk in shower cubicle, pedestal hand wash basin, close coupled w/c, chrome heated towel rail, expel air, shaver point and a double glazed window to the rear.

Bedroom three

11'2 x 8'3 ext to 11'4

Wood effect laminate flooring, single built in wardrobe/cupboard, double glazed window to the front and radiator.

Bedroom four

10'6 x 7'3

A good size fourth bedroom particularly if you have extra guests staying as it has a handy Jack and Jill bathroom. Double glazed window to the rear and radiator.

Bathroom

Walk in shower cubicle, close coupled w/c, hand wash basin with vanity cupboards below, tiled walls, expel air, chrome heated towel rail, shaver point and a double glazed window to the rear.

Rear garden

in excess of 195 ft x 43 ft

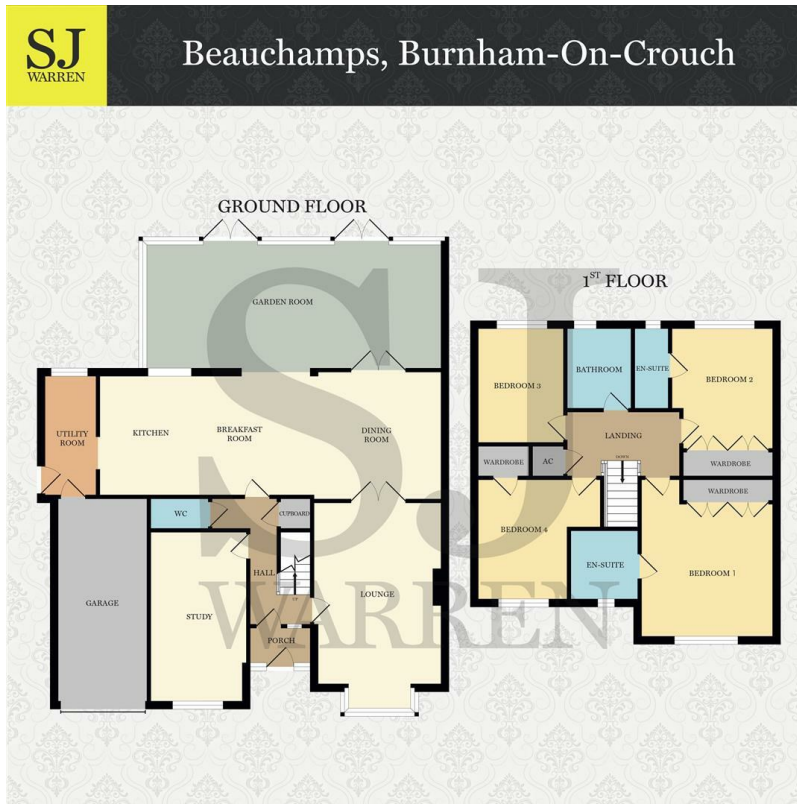
TO have a garden of this size on a modern style house is just unheard of and particularly when it offers this high degree of privacy. Commencing with a good size patio/entertaining area, water tap and

two gated side accesses, dwarf wall and steps with planting to a superb circular Gazebo with center table and surrounding seating with cushions, power, heating and drop down side curtains, great for summer or winter gatherings or just some nice Al Fresco dining.

The garden is neatly laid to lawn with an array of established, plants, shrubs, flowers and gorgeous mature trees, two green houses and a second large patio/entertaining area for your BBQ's and parties. In addition to this there is an extremely useful outbuilding measuring outside approximately 29'4 ft x 14 ft this is lined, double glazed and has power and light.

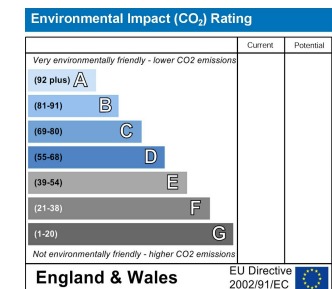
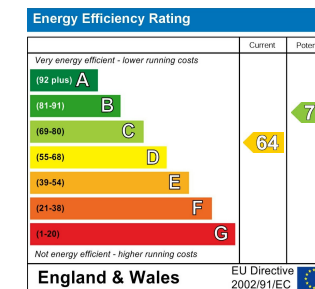
Drive to garage

The property offers a drive for multiple vehicles with a large planted border(potential to make more parking if required) leading to an attached garage with up and over door, power and light.



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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