



Mill Road, Burnham-On-Crouch CM0 8PZ  
£425,000

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 fringes of Burnham On Crouch in a very popular road is this incredibly deceptive from first appearance extended three bedroom semi detached house.

The property offers a wealth of versatile accommodation. The ground floor offers an entrance porch and hallway, cloakroom/w/c, lounge, sitting room, superb size kitchen/dining room, utility room and an equally impressive summer room with air conditioning.

The first floor has three excellent size bedrooms. The principal room is an impressive size with an en-suite, dressing room and air conditioning. The remaining two bedrooms are both double with bedroom also having air conditioning and finally a high specification fitted family bathroom.

Externally if you enjoy the summer sun and your outside space, then this 150 ft garden is sure to hit the mark. Plenty of space to entertain with a large Indian Sandstone patio, and a private and well established planted garden.

To the front the property offers its own drive/parking for multiple vehicles.

### Entrance porch

Smooth plastered ceiling with down lighting, ceramic tiled flooring and a double glazed door to the hallway.

### Hallway

Smooth plastered ceiling with down lighting, ceramic tiled flooring, double glazed sash window to the side, radiator and stairs to the first floor.

### Cloakroom

Tastefully fitted with a vanity surround and storage corner free standing sink, built in cistern and w/c, ceramic tiled walls and flooring, double glazed sash window to the side and light window to the sitting room.

### Lounge

14 x 11'9

The rooms are totally versatile but currently this is the properties lounge with a sitting room next door, sand stone fireplace and surround with an open fire,

smooth plastered ceiling and quality fitted antique oak effect Karndean flooring. Television point, radiator and a double glazed bay window to the front with quality fitted white/shutter blind.

### Sitting room

13'3 x 11'8

Having a second sitting room/lounge is certainly a great addition and this is a cosy room with a white fireplace surround and inset cast iron log burner, the antique effect Karndean flooring continues into this room and there is an wall inset for television with shelving and draw space.

### Kitchen/breakfast room

13'2 x 19'6

This really is an excellent size room and the hub of the house, offering an extensive range of Shaker style eye level units incorporating a double display cabinet with back tiling and under lights, matching base units and breakfast bar with black sparkle Quartz work tops. Aga style range with dual electric ovens and gas hob, sink and drainer, smooth ceiling with down lighting, two radiators and two double glazed sash windows to the side. The kitchen extends to the rear with matching eye and base units with sparkle effect Quartz work tops over, ideal for a table and chairs or perhaps a study area, with a velux style ceiling window and double glazed door to the conservatory and the side.

### Utility room

6'9 x 6'3

Smooth plastered ceiling with down lighting and matching antique style Karndean flooring, Shaker style eye and base units with granite effect roll top work surfaces over with a one and a half inset sink plumbing for washing machine, tumble dryer, velux style ceiling window and a double glazed window to the rear.

### Summer room

15'2 12'3

This is an excellent size room and can be used summer or winter, with tiled flooring and smooth plastered and painted walls. Double glazed with a ceiling fan and air conditioning and wall lights.

### Landing

Cast iron fireplace, smooth plastered ceiling with down lighting, linen/airing cupboard.

### Master suite

14'1 x 8'2

This is a very impressive room with the main bedroom an en-suite and dressing room, the main bedroom has a smooth plastered ceiling and down lighting, lots of natural light both from a velux style ceiling window and a further double glazed sash window to the rear and radiator and air conditioning.

### En-suite

Smooth plastered ceiling with down lighting, ceramic tiled walls and flooring and a suite comprising of close coupled w/c, hand wash basin with vanity unit and cupboard below, tiled shower cubicle, chrome heated towel rail and a double glazed window to the side.

### Dressing room

7'4 x 6'2

Fitted with a range of wardrobes and mirror, radiator and ceiling window and a further light window to the hallway.

### Bedroom two

12 x 10'2

Smooth plastered ceiling and a cast iron fireplace, built in cupboard/wardrobe, double glazed window to the front, radiator and air conditioning.

### Bedroom three

13'6 x 7'2

Two double free standing wardrobes, television point, radiator and a double glazed window to the rear.

### Bathroom

Tastefully fitted and having tiled walls and flooring, vanity unit surround with built in cistern and w/c, hand wash basin with cupboards and draws below, Jacuzzi style panelled corner bath with taps/shower attachment. Double glazed window to the front, large velux style ceiling window, expel air and chrome heated towel rail.

### Rear garden

150 ft

If you enjoy the hot summer sun, to entertain or just your outside space, then this garden should hit the spot. Commencing with a large quality Indian Sandstone patio, side gate to the front and water tap. The garden splits into two halves with the first section neatly laid to Astro Turf with established

borders to ether side. The second half is neatly laid to lawn, again with established side borders, three sheds to remain and close board fenced boundaries.

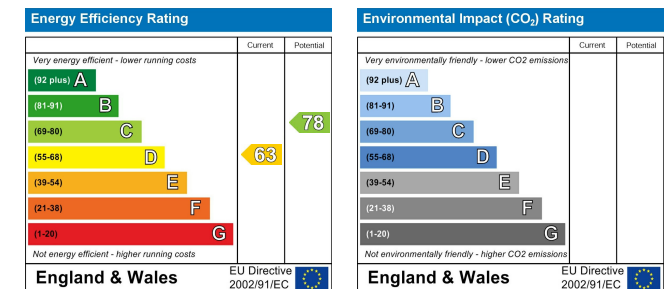
### Frontage/parking

The property has a generous frontage laid to drive/parking, for a multitude of vehicles.



#### 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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