



Remembrance Avenue, Burnham-On-Crouch CM0 8HA To view this property call
£570,000 01621 734300

SJ WARREN
www.sjwarren.co.uk

The accommodation comprises

Burnham Shores a luxury development of thoughtfully designed town house houses within a stones throw from Burnham's beautiful river front which is renowned for its sailing, water sports and wonderful coastal walks.

Offered with approximately 2 years building guarantee remaining this fantastic four bedroom town house has stunning views of the river crouch, Burnham's country park and marina.

There is a wealth of accommodation set over four floors offering contemporary architectural design and high quality finishing.
PLEASE NOTE the ground floor offers potential to accommodate an annexe or similar.

The first floor has a generous hallway, access to the garage, shower room/w/c, bedroom and large utility with rear access.

The second floor offers a Juliet balcony to the front with river and park views, generous lounge with a 17 ft balcony and a spacious well fitted kitchen/dining room.

The third floor again with a Juliet balcony with river and park views, two double bedrooms one with en-suite and a family bathroom.

The fourth floor has a very impressive principal bedroom with large picture windows to the front and stunning river and park views.

Externally a split level patio with cabin/office and to the side a super 78 ft patio/entertaining area.

To the front the property has its own drive for 2/3 vehicles to the integral garage.

Entrance hallway

Double glazed entrance door and side screen window to the a good size hallway. Wood effect laminate flooring, radiator and individual thermostatic control, stairs to the second floor and an understairs cupboard, internal door to the garage and door to the bedroom and utility room. PLEASE NOTE this area potentially offers the opportunity to convert an annexe or similar.

Shower room/w/c

Tiled flooring, close coupled w/c with cistern hand wash basin, walk in shower cubicle with hand held and rain showers, radiator and expel air.

Bedroom

14'5 x 8'8

A nice size double room with a built in double wardrobe, radiator and double glazed door and side screen windows to the rear.

Utility room

13'5 x 6'3

Plenty of space here for your utilities and more. Grey eye and base units with quality Quartz work tops, inset sink, plumbing for washing machine and tumble dryer. Tiled flooring, radiator and a double glazed window to the rear.

Stairs and second floor landing.

Double glazed window to the front with side views across of the river and country park, radiator and individual thermostatic control.

Kitchen/dining room

17'4 x 9'8

Plenty of space to cook and entertain here, with the kitchen having a range of modern grey eye level units, matching base units and drawers with quality Quartz work tops and splash backs. Inset one and a half sink, inset electric induction hob with above extractor, built in self cleaning Neff oven and grill, integral dish washer and fridge/freezer. Tiled flooring, down lighting and a double glazed window to the front.

Lounge

16'3 x 14'6

This is a nice bright, airy spacious room with the benefit of double glazed double doors and windows opening up onto an impressive 17 ft balcony. Quality laid Karndean flooring, two radiators, tv point and a feature panelled wall.

Stairs to the first floor.

Double glazed double doors to a Juliet balcony again with views over to the river and country park, linen cupboard with pressurised water tank and radiator.

Bedroom en-suite

15'7 x 9'8

This generous double bedroom has wood effect laminate flooring, radiator with decorative cover. Large double glazed window to the rear with park views and door to the en-suite.
En-suite Walk in shower cubicle with hand held and

rain showers, hand wash basin, close coupled w/c, down lighting, expel air, chrome heated towel rail and a double glazed window to the rear.

Bedroom

15'8 x 10'6

Another excellent size double bedroom with wood effect laminate flooring. Double glazed double doors to a Juliet balcony with superb river and country park views, built in wardrobe/cupboard and radiator.

Bathroom

Panelled bath with taps/shower attachment and screen, hand wash basin with vanity drawers below, close coupled w/c. Chrome heated towel rail, shaver point, down lighting and expel air.

Stairs to the fourth floor landing.

Principal bedroom en-suite

20'5 x 12'3

This is a superb size room bags of light and fantastic river views from the double glazed windows to the front, which have fitted dressing table and drawers below. Velux double glazed window to the rear, two radiators and triple and double fitted wardrobes.
En-suite Walk in shower cubicle with hand held and rain showers, hand wash basin, close coupled w/c. Chrome heated towel rail, down lighting and double glazed ceiling window.

Rear and side garden

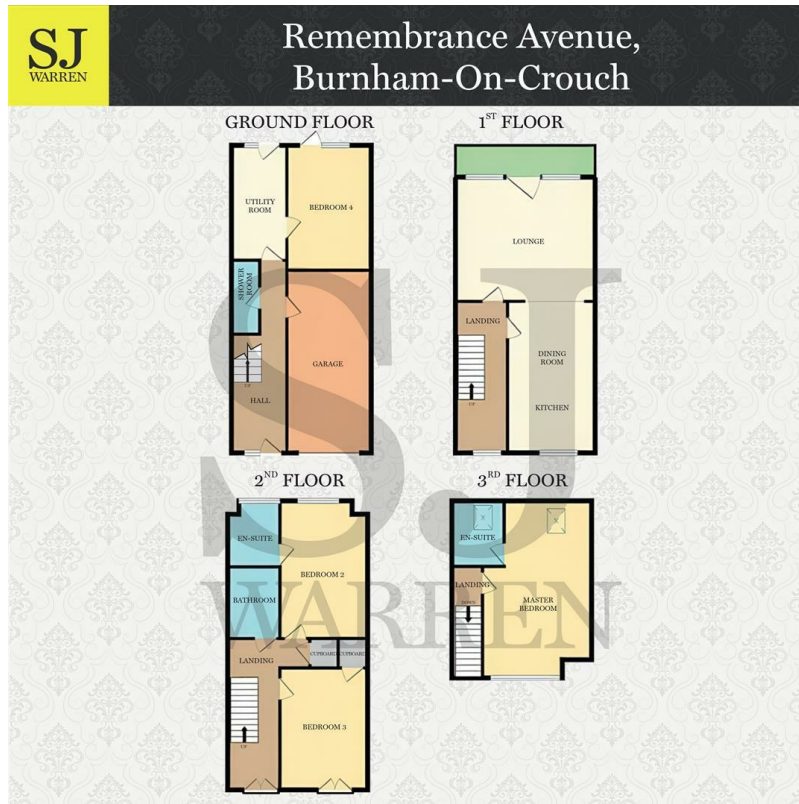
The rear garden is laid to spit level patios with brick and close board fenced boundaries, Water tap, outside lighting and power sockets and a cabin/office space 9'5 x 9'5 with power and light.

The patio extends to a gorgeous 78 ft x 13'8 bbq/entertaining area which is blessed by the south west facing sun. This area is wonderfully private with a brick boundary wall, electric lights and power sockets, gate to the front.

Driveway and garage.

22'5 x 8'8

The property has its own drive to the front for 2/3 vehicles, leading to the integral 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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		92	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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