

Paul Mason Associates



Bramley Avenue, Burnham-On-Crouch, CM0 8FT  
Offers in excess of £525,000



- No Onward Chain
- Spacious Accommodation Throughout
- Two Reception Rooms
- Off-Road Parking
- Kitchen/Dining Room & Separate Utility Room
- Four Double Bedrooms
- Four Piece Bathroom Suite
- Recently Re-Landscaped Rear Garden with Hot Tub to Remain
- Single Garage with Gym Area
- EPC - B

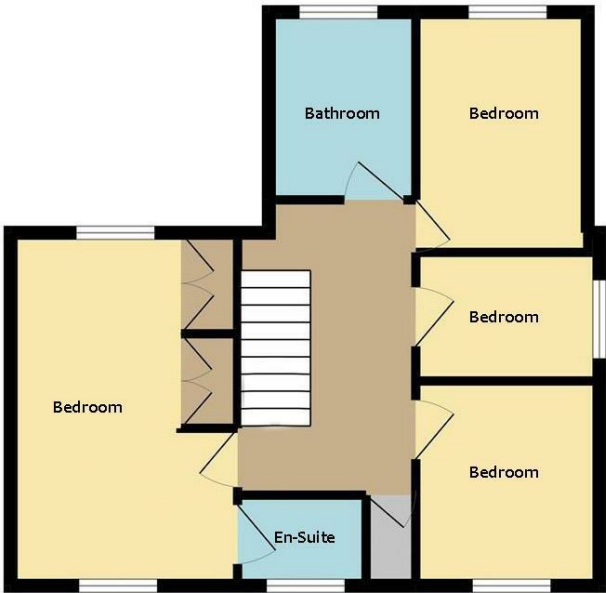
This impressive spacious four bedroom detached property is located in a pleasant private no through road within the town. Burnham-On-Crouch is a historic town located on the banks of the River Crouch which provides scenic walks along the riverbank. The attractive town is full of charm with its character properties and listed buildings. The town is most known for its yachting centre with the marina having 350 berths, making the town an ideal location for boating enthusiasts. There are plenty of amenities including a train station, golf club, cinema, launderette, post office, pharmacies, shops, a primary and high school and 22 licenced drinking establishments. The town hosts an array of events for both adults and children including the illuminated carnival which has been ongoing for more than 100 years, a Halloween history tour, craft fairs, markets and even a charity fund raising pub crawl.

To the ground floor, the accommodation includes a generous entrance hall, lounge, second reception room, fitted kitchen/breakfast room, utility room and a cloakroom. To the first floor the landing provides access to the four piece bathroom suite, four double bedrooms with the master boasting an en-suite and fitted wardrobes.

Externally to the front of property there is access to the large single garage with a gym area and off road parking for two/three vehicles to the front. The rear garden has been re-landscaped and consists of a large patio seating area and pathway leading to the rear of the garden which has two decked areas, one of which has a hot tub to remain. There is also a bark play area with the remainder laid to lawn with various trees and shrubs to the rear boundary adding privacy to the garden. Viewings come highly recommended to fully appreciate the size and condition of the property on offer.



Ground Floor



First Floor

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A		94	(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					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall

5.7m x 2.1m (18'8" x 6'10" )

#### Lounge

5.5m x 3.7m (18'0" x 12'1")

#### Reception Room Two

3.4m x 2.9m (11'1" x 9'6")

#### Kitchen/Diner

6.4m x 3.4m (20'11" x 11'1")

#### Utility Room

2.3m x 2.1m (7'6" x 6'10")

#### Cloakroom

2.1m x 1.5m (6'10" x 4'11")

### FIRST FLOOR

#### Landing

5.0m x 2.2m (16'4" x 7'2")

#### Family Bathroom

2.8m x 2.2m (9'2" x 7'2")

#### Bedroom One

5.4m x 3.7m max (17'8" x 12'1" max)

#### En-Suite

2.5m x 1.6m (8'2" x 5'2")

#### Bedroom Two

4.0m x 3.2m (13'1" x 10'5")

#### Bedroom Three

3.2m x 2.9m (10'5" x 9'6")

#### Bedroom Four

3.4m x 2.5m (11'1" x 8'2")

### EXTERIOR

#### Garage

#### Rear Garden

#### Driveway

#### Frontage

#### Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas Central Heating

Local Authority - Maldon District

Council

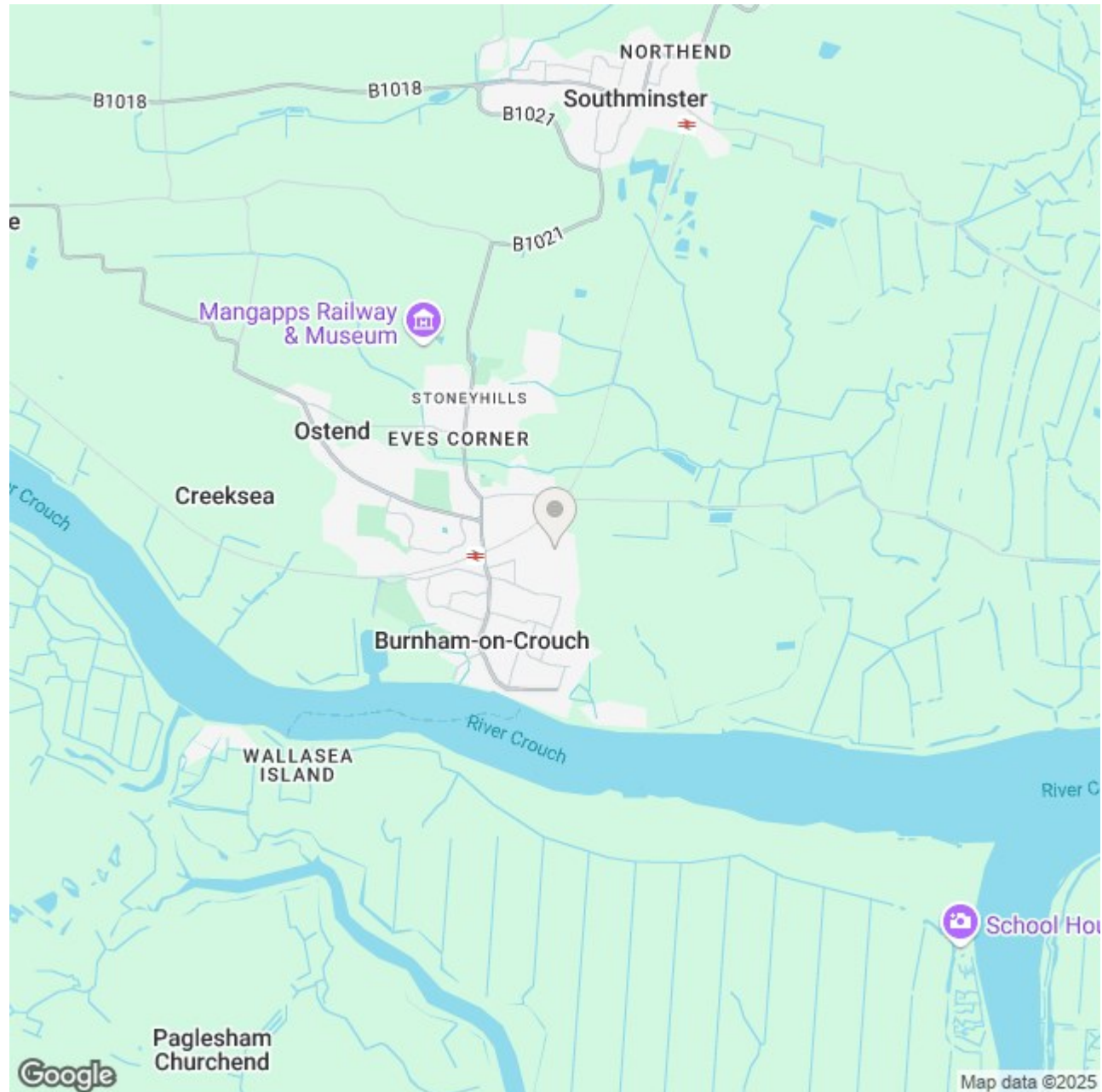
#### Viewings

Strictly by appointment only  
through the selling agent Paul  
Mason Associates 01245  
382555.

#### Important Notices

We wish to inform all prospective  
purchasers that we have prepared

these particulars including text,  
photographs and measurements  
as a general guide. Room sizes  
should not be relied upon for  
carpets and furnishings. We have  
not carried out a survey or tested  
the services, appliances and  
specific fittings. These particulars  
do not form part of a contract and  
must not be relied upon as  
statement or representation of  
fact.







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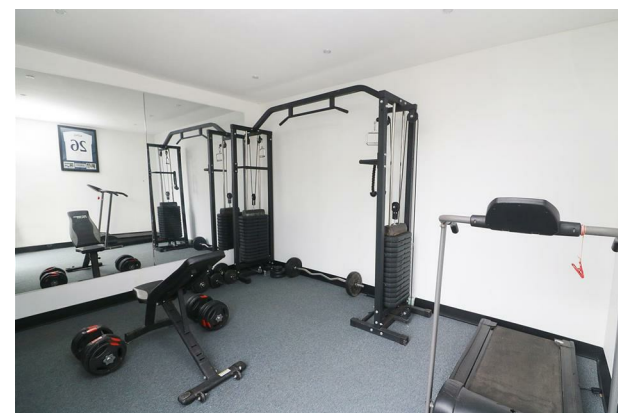
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