

Paul Mason Associates

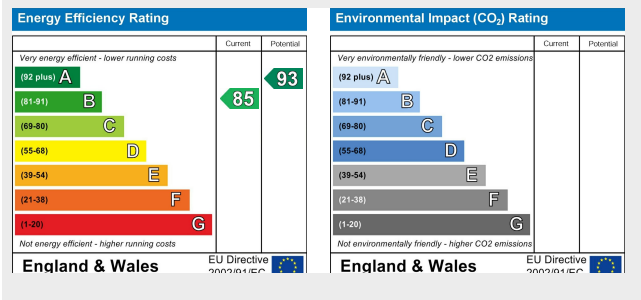
Acorn Street, Burnham-On-Crouch, CM0 8SR
Guide price £550,000

- Four Double Bedroom Detached House
- Spacious Accommodation Throughout
- Living Room With Double Doors To Garden
- Large Kitchen/Dining Room
- Cloakroom/Utility Room
- Two Reception Rooms
- En-Suite & Family Bathroom
- Home Office/Entertainment Room
- Garage
- EPC - B

GUIDE PRICE £550,000 - £575,000.....This generous well presented four bedroom detached house is set on this most sought after modern developments in the heart of Burnham-On-Crouch. This historic town is 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.

The accommodation comprises a large hallway, lounge, fitted kitchen/dining room, cloakroom/utility room and reception room/study. To the first floor there is a landing providing access to bedroom one which benefits from a fitted en-suite, three further double bedrooms and a fitted three piece bathroom suite.

Externally, the property benefits from a large garage to the side as well as off road parking to the front. The rear gardens consists of a large patio seating area with the remainder laid to lawn with various trees and shrubs and access to a home office/entertainment room. Viewings come highly recommended to fully appreciate the size and condition of the property on offer.



ACCOMMODATION

Entrance Hall

Kitchen/Dining Room

6.8m x 3.5m (22'3" x 11'5")

Reception Room/Study

3.1m x 2.9m (10'2" x 9'6")

Living Room

4.6m x 4.5m (15'1" x 14'9")

Cloakroom/Utility Room

FIRST FLOOR

Landing

Bedroom One

6.1m x 3.5m (20'0" x 11'5")

En-Suite

Bedroom Two

4.6m x 3.0m (15'1" x 9'10")

Bedroom Three

3.1m x 3.0m (10'2" x 9'10")

Bedroom Four

3.6m x 2.8m (11'9" x 9'2")

Family Bathroom

EXTERIOR

Driveway

Garage

Rear Garden

Home Office/Entertainment Room

Further Information

Service charge £372 per annum.

The above information has been provided by the homeowner.

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.

Should you be successful in having an offer accepted on a property through ourselves, then there is an administration charge of £25 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.



Ground Floor



First Floor



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35 The Street
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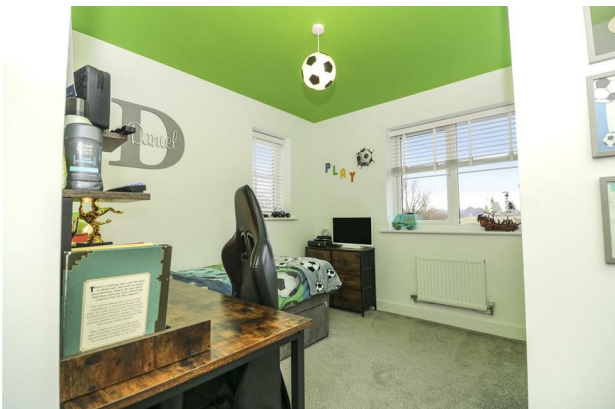
Bruce House
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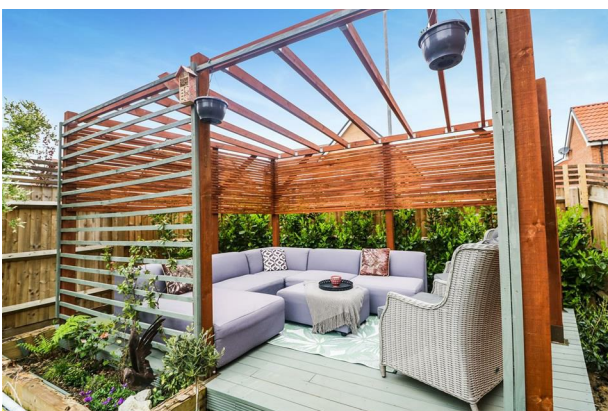
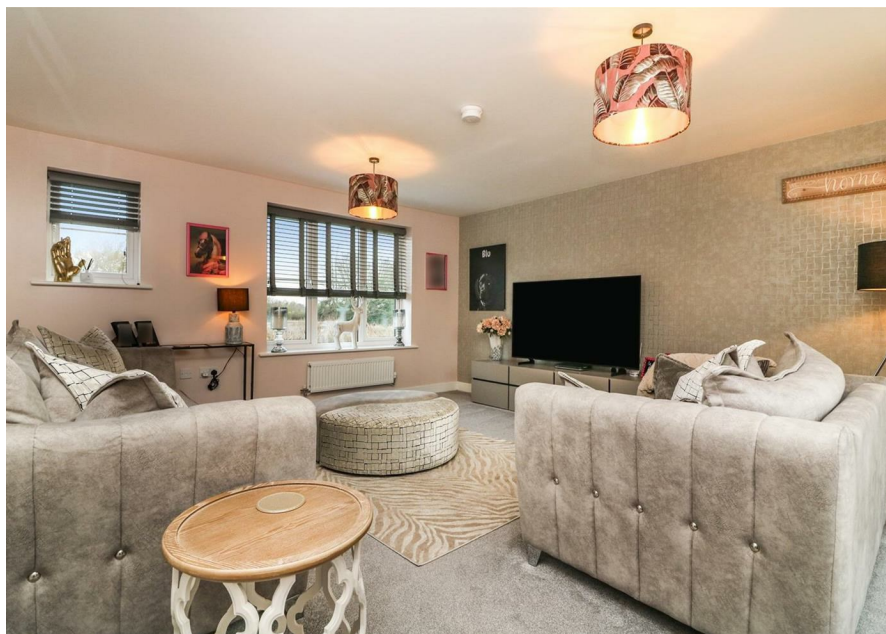
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