



Burnham Avenue, £895,000

- Council Tax Band - I
- Four/Five Bedrooms
- Indoor Heated Pool
- Recreation & Games Room
- Detached Double Garage
- Private Driveway Access
- Large Plot
- No Onward Chain
- EPC Rating: C



 4  3  2



About the property

St. Elmo is an impressive detached family home, offering spacious accommodation over two floors which would be ideal for a family. Approached via a private driveway off Burnham Avenue, the property is set on a large plot of just under 0.4 acres, offering plenty of scope for future development opportunity, subject to the necessary building regulation and planning approval process.

Built circa 1999 by the only owners, the property briefly comprises of a porch, large entrance hall with stairs rising to the first floor, lounge, office/study area, dining room, sitting room, a particularly generously proportioned recreation/games room, indoor heated swimming pool with wash and changing facilities and a bespoke oak fitted kitchen. To the first floor are four generously proportioned bedrooms, with two benefitting from en-suite facilities and a family bathroom, as well as a large dressing room which could also be utilised as a bedroom. The large plot benefits from a driveway with off road parking for several cars, detached double garage and several lawn and patio areas wrapping around the property.

For families with school catchment in mind, the property falls within the catchment of Sully Primary School which feeds to Stanwell Comprehensive.



Accommodation

Entrance Hall

Lounge

14' 2" x 14' (4.32m x 4.27m)

Dining Room

19' 4" x 11' 3" (5.89m x 3.43m)

Sitting Room

18' x 14' 2" (5.49m x 4.32m)

Kitchen

16' 6" x 12' 3" (5.03m x 3.73m)

Rec Room/Snooker Room

25' x 19' 4" (7.62m x 5.89m)

Study/Office

11' 2" x 4' 8" (3.40m x 1.42m)

Indoor Pool

29' 4" x 19' 3" (8.94m x 5.87m)

Changing/Shower Room

First Floor Landing

Bedroom One

16' 9" x 11' 4" (5.11m x 3.45m)

En-Suite One

Bedroom Two

19' 5" x 10' 1" (5.92m x 3.07m)

En-Suite Two

Bedroom Three

19' 6" x 10' 7" (5.94m x 3.23m)

Bedroom Four

16' x 10' 1" (4.88m x 3.07m)

Dressing Room/Bed Five

11' 9" x 6' 8" (3.58m x 2.03m)

Bathroom

9' 6" x 6' 7" (2.90m x 2.01m)

Double Garage

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Floorplan



Ground Floor

First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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