

Paul Mason Associates



Roman Way, Burnham-On-Crouch, CM0 8UE

Guide price £575,000

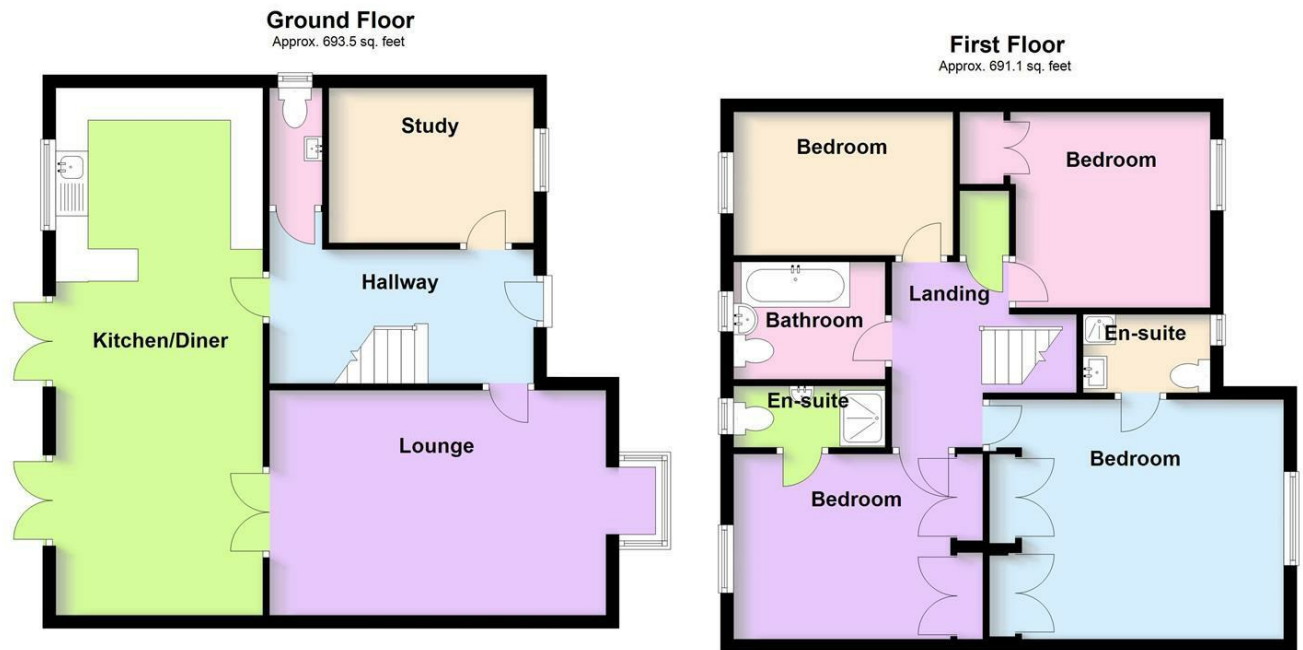
- Detached Family Home
- Spacious Accommodation Throughout
- Re-fitted Open Plan Kitchen
- Study
- Four Bedrooms
- Two En-Suites & Family Bathroom
- Re-landscaped Rear Garden
- Large Driveway
- Double Garage
- EPC - C

A stunning and spacious four bedroom executive detached house is set on one of Burnham's most favoured and established developments, within walking distance of Burnham's historic High Street, River Crouch frontage & Marina, array of shops and railway station.

To the ground floor, the accommodation includes an entrance hall, lounge, re-fitted kitchen/dining room, study and a cloakroom. To the first floor the accommodation boasts two bedrooms with en-suites, two further bedrooms and a fitted family bathroom.

Externally the property benefits from an extensive driveway to the front providing off road parking for numerous vehicles. The rear garden commences a large patio seating area with the remainder mainly laid to lawn. There is a double detached garage with power and lighting connected. Viewing comes highly recommended to fully appreciate the size and standard of the accommodation on offer.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
	<b>70</b>		<b>81</b>
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	



Total area: approx. 1384.6 sq. feet

Produced by PTEPC Limited. Disclaimer: All floorplans are provided for informational and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way warrant the accuracy of the floorplan information and the floorplan layout and measurements may contain errors and omissions. We are not liable for and do not accept any liability relating to any loss or damage suffered as a direct or indirect result of use of any information You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your full requirements.  
Plan produced using PlanUp.

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hallway

Part glazed entrance door to front. Obscure double glazed window to front. Coved ceiling. Stairs to first floor with storage cupboard below. Wood effect flooring. Radiator. Doors to :-

#### Study

3m x 2.3m (9'10" x 7'6" )  
Double glazed window to front. Coved ceiling. Wood effect flooring. Radiator.

#### Cloakroom

Obscure double glazed window to side. Two piece suite comprising low level W/C. Vanity wash hand basin with storage below. Wood effect flooring. Radiator.

#### Open Plan Kitchen/Dining Room

7.4m x 3.3m (24'3" x 10'9" )  
Two double glazed French doors leading to the rear garden. Double glazed window to rear. Modern Re-Fitted units to eye and base level. Granite work surfaces. Inset sink with drainer. Matching up-stands. Integrated four ring induction hob, double electric oven, fridge/freezer, dishwasher and washing-machine. Breakfast bar with matching units and work surfaces. Inset spotlights. Heated under floor wooden flooring. Part glazed double doors leading to :-

#### Lounge

5.9m x 3.6m (19'4" x 11'9" )  
Double glazed bay window to front. Coved ceiling. Electric feature fireplace. Radiator.

### FIRST FLOOR

#### Landing

Stairs to ground floor. Storage cupboard. Access to loft hatch. Radiator. Doors to :-

#### Bedroom One

4.3m x 3.6m (14'1" x 11'9" )  
Double glazed window to front. Built in wardrobes. Radiator. Door to :-

#### En-Suite

Obscure double glazed window to front. Three piece suite comprising shower cubicle with attachments. Low level W/C. Vanity wash hand basin with storage below. Inset spotlights. Tiled walls. Tiled flooring. Radiator.

#### Bedroom Two

3.3m x 2.8m (10'9" x 9'2" )  
Double glazed window to rear. Built in wardrobes. Radiator. Door to :-

#### En-Suite

Obscure double glazed window to rear. Three piece suite comprising shower cubicle with attachments. Low level W/C. Pedestal wash hand basin. Part tiled walls. Tiled effect flooring. Heated towel rail.

#### Bedroom Three

3.5m x 3m (11'5" x 9'10" )  
Double glazed window to front. Built in wardrobes. Radiator.

#### Bedroom Four

3.1m x 2.3m (10'2" x 7'6" )  
Double glazed window to rear. Radiator.

#### Family Bathroom

Obscure double glazed window to rear. Three piece suite comprising panelled bath with attachments. Low level W/C. Pedestal wash hand basin. Fully tiled walls. Tiled flooring. Radiator.

### EXTERIOR

#### Rear Garden

Commencing large sandstone patio seating area with the remainder laid to lawn with various flowers, trees and shrubs. Fenced to boundaries. Outside lighting. Outside cold tap. Side access to frontage.

#### Frontage

Block paved driveway providing off road parking. Access to double garage. Remainder laid to lawn. Outside lighting. Side access to rear garden.

#### Double Garage

Two up and over doors. Pitched roof for storage. Power and light connected.

### Property Services

Gas - Mains  
Electric - Mains  
Water - Mains  
Drainage - Mains  
Heating - Gas central Heating

### 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.



Paul Mason Associates

35 The Street  
Latchingdon  
Chelmsford  
Essex  
CM3 6JP  
T: 01621 742 310

Bruce House  
17 The Street  
Hatfield Peverel  
Chelmsford  
CM3 2DP  
T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: [info@paulmasonassociates.co.uk](mailto:info@paulmasonassociates.co.uk) [www.paulmasonassociates.co.uk](http://www.paulmasonassociates.co.uk)

Paul Mason Associates Limited Registered in England Number - 6767946  
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP





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