

Paul Mason Associates



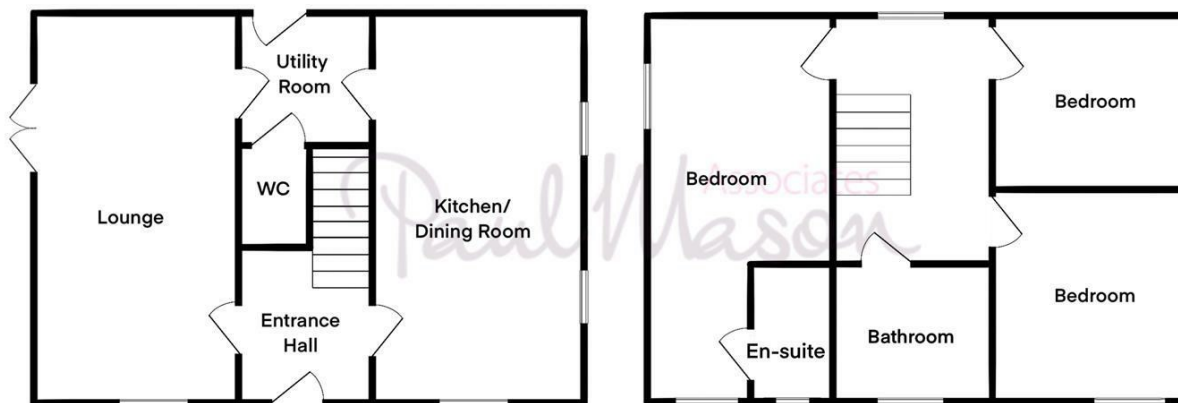
Grangewood Park Avenue, Burnham-On-Crouch, CM0
Offers in excess of £400,000

- Detached Family Home
- Spacious Accommodation Throughout
- Living Room With Double Doors To Garden
- Kitchen/Dining Room & Separate Utility Room
- Cloakroom
- Three Bedrooms
- En-Suite & Family Bathroom
- Re-Landscaped Rear Garden
- Constructed in 2018
- EPC - B

Guide price £400,000 - £415,000.....A well presented three bedroom detached house is set on this most sought after of modern 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, fitted kitchen/dining room, utility room and a cloakroom. To the first floor the accommodation boasts bedroom one with a fitted en-suites, two further bedrooms and a fitted family bathroom.

Externally the property benefits from a driveway to the side providing with off road parking. The rear garden has been completely re-landscaped and commences a large patio seating area with the remainder mainly laid to lawn. There is a two large outbuildings 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 ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A		95	(92 plus) A
(81-91) B		84	(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

ACCOMMODATION

GROUND FLOOR

Entrance Hallway

Double glazed entrance door to front. Stairs to first floor. Wood effect flooring. Radiator. Doors to :-

Lounge

5.7m x 3m (18'8" x 9'10")

Double glazed window to front. Double glazed french doors leading to rear garden. Feature wood paneled wall. Wood effect flooring. Radiator.

Kitchen/Dining Room

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

Two double glazed windows to side. Double glazed window to front. Inset spotlights. Modern Fitted units to eye and base level. Stone effect work surfaces. Inset sink with drainer .Tiled splash-backs. Integrated four ring induction hob, single electric oven, fridge/freezer and dishwasher. Space for fridge/freezer. Wood effect flooring. Radiator. Door to :-

Utility Room

1.8m x 1.8m (5'10" x 5'10")

Part glazed side door leading to driveway. Modern Fitted units to eye and base level. Stone effect work surfaces. Space for washing-machine and tumble dryer. Wood effect flooring. Radiator. Door to :-

Cloakroom

Two piece suite comprising low level W/C. Pedestal wash hand basin. Wood effect flooring. Radiator.

FIRST FLOOR

Landing

Double glazed window to side. Access to loft hatch. Oak banister stairs to ground floor. Airing cupboard. Radiator. Doors to :-

Bedroom One

5.5m x 3m (18'0" x 9'10")

Double glazed window to front & side. 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. Pedestal; wash hand basin. Part tiled walls. Tiled flooring. Radiator

Bedroom Two

3m x 2.7m (9'10" x 8'10")

Dual aspect double glazed window to front & side. Radiator.

Bedroom Three

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

Double glazed window to side. Radiator.

Family Bathroom

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

EXTERIOR

Rear Garden

Commencing large sandstone patio seating area with the remainder laid to lawn with artificial grass with various flowers and shrubs. Fenced to

boundaries. Outside lighting. Outside cold tap. Side access to driveway.

Frontage & Side

Block paved driveway providing off road parking to the side. Access via side gate leading to rear garden. To the front there pathway leading to the entrance door with the remainder laid to shingle.

Two outbuildings

Both outbuilding have power & 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.



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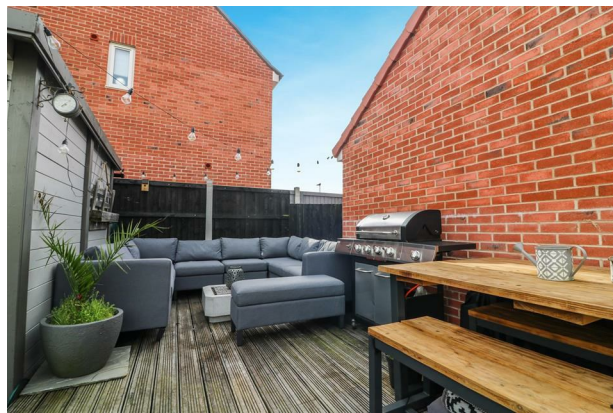
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