



Burnham Road, Mundon , CM9 6NP  
Price £575,000

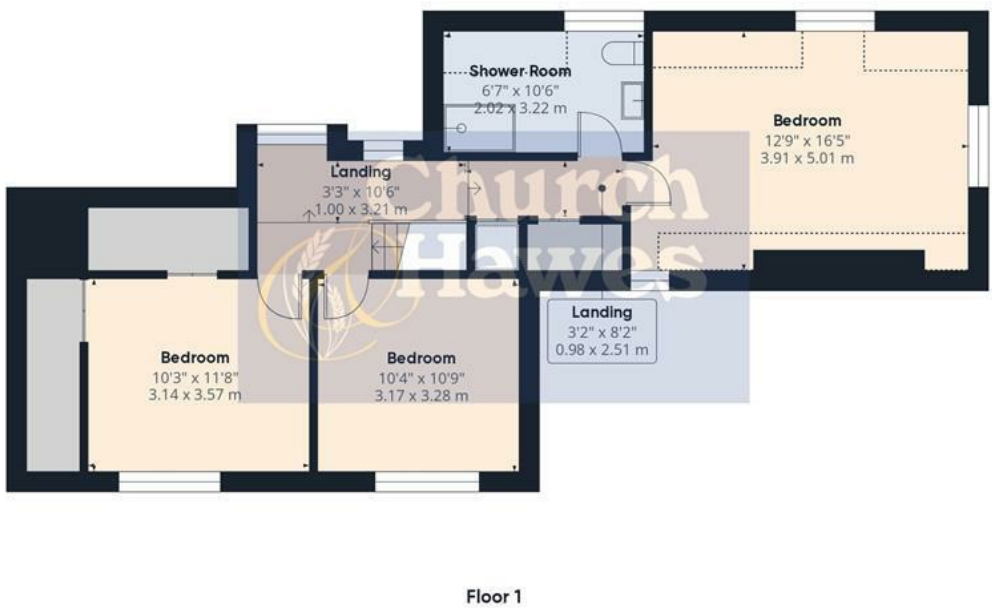
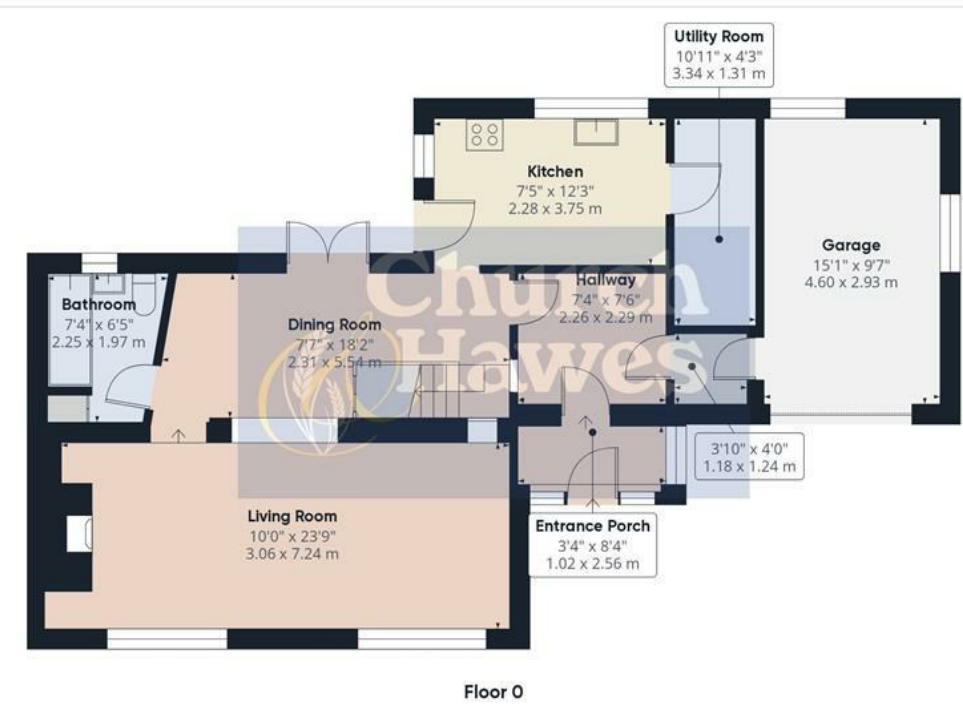
**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



LOCATED ON THE OUTSKIRTS OF THE IDYLIC VILLAGE OF MUNDON. This delightful semi-detached house, built in approximately 1859, offers a perfect blend of character and modern living. Spanning an impressive 1,477 square feet, the property boasts three well-proportioned bedrooms, with stunning views over local farmland. The property boasts two inviting reception rooms, perfect for both relaxation and entertaining. The Living Room provides a warm and cosy atmosphere with a red brick fire place and log burner, while the Dining Room is ideal for family meals or hosting friends. The Kitchen, accompanied by a utility room, is functional and well-equipped, catering to all your culinary needs. The property features two Bathrooms, including a convenient ground floor Bathroom and a first-floor Shower Room, ensuring ample facilities for family and guests alike. Set within a generous plot of approximately 0.15 acres, the home benefits from stunning views over the picturesque Essex countryside, allowing you to enjoy the beauty of nature right from your doorstep. The outdoor space is complemented by a garage and a driveway, providing parking for numerous vehicles, a rare find in such a tranquil setting. This charming residence combines historical charm with modern conveniences, making it a wonderful opportunity for those seeking a peaceful lifestyle in the heart of the Essex countryside. Whether you are looking to settle down or invest, this property is not to be missed. Energy Efficiency Rating D. Council Tax: D.



Approximate total area<sup>(1)</sup>  
1476.59 ft<sup>2</sup>  
137.18 m<sup>2</sup>  
  
Reduced headroom  
57.47 ft<sup>2</sup>  
5.34 m<sup>2</sup>

(1) Excluding balconies and terraces

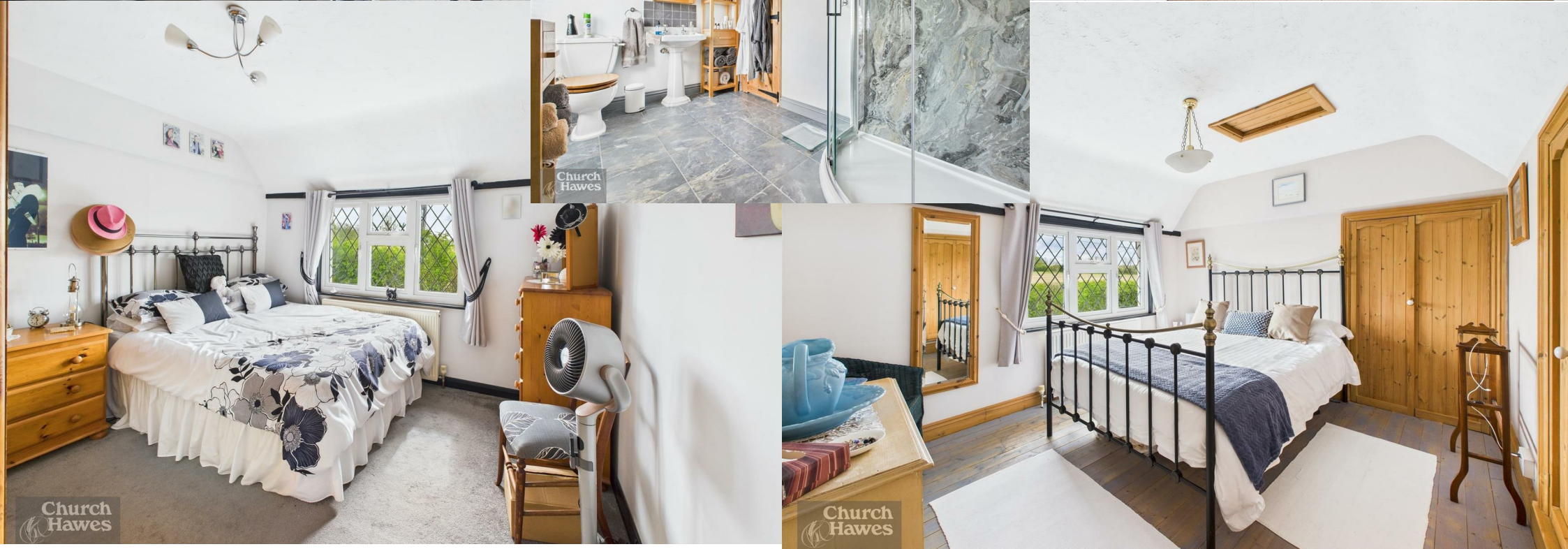
Reduced headroom  
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





#### Bedroom 16'6 x 12'9 (5.03m x 3.89m)

Leaded light double glazed windows to front, side and rear all benefiting from far reaching farmland views, radiator, eave storage area.

#### Bedroom 11'8 x 10'3 (3.56m x 3.12m)

Leaded light double glazed window to front with farmland views, radiator, two storage cupboards, exposed floor boards.

#### Bedroom 10'9 x 10'4 (3.28m x 3.15m)

Leaded light double glazed window to front, radiator.

#### Shower Room 10'6 x 6'7 (3.20m x 2.01m)

Leaded light double glazed window to rear with farmland views, electric under floor heating, heated towel rail, eaves storage, tiled floor, suite comprising corner shower with aqua board walls, rainfall shower and further handheld attachment, w.c., pedestal wash hand basin with tiled splash backs, tiled floor.

#### Landing

Two leaded light double glazed windows to rear, airing cupboard, further storage cupboard, stairs down to:

#### Dining Room 18'2 x 7'7 (5.54m x 2.31m)

Leaded light double glazed double doors to garden, radiator, door to under stairs cupboard, wood flooring, feature beams to ceiling, doors to further accommodation including:

#### Entance Hall 7'6 x 7'4 (2.29m x 2.24m)

Obscure glazed entrance door to front, radiator, part wood panelled to walls, wood flooring, door to lobby and:

#### Entrance Porch 8'4 x 3'4 (2.54m x 1.02m)

Leaded light obscure double glazed windows to front and side, radiator, wood flooring.

#### Lobby 4'0 x 3'10 (1.22m x 1.17m)

Part wood panelled walls, door to:

#### Garage 15'1 x 9'7 (4.60m x 2.92m)

Electric up and over door to front, leaded light double glazed window to side and rear, low level oil fied boiler.

#### Kitchen 12'3 x 7'5 (3.73m x 2.26m)

Leaded light double glazed window to rear and side, leaded light double glazed door to side, radiator, butler sink/drainers unit, range of matching units, range cooker to remain, integrated dishwasher and fridge, timber work surfaces, part tiled to walls, tiled floor and door to:

#### Utility Room/Pantry 10'11 x 4'3 (3.33m x 1.30m)

Radiator, space and plumbing for washing machine and space for tumber dryer, tiled floor.

#### Bathroom 7'4 x 6'5 (2.24m x 1.96m)

Leaded light double glazed window to rear, radiator, suite comprising low level w.c., pedestal wash hand basin, panelled bath with hand holds, shower above and shower screen, tiled to walls and wood effect tiled floor.

#### Living Room 23'9 x 10' (7.24m x 3.05m)

Two leaded light double glazed windows to front, two radiators, exposed beams, feature red brick fireplace with log burner.

#### Rear Garden

Commences with a paved seating area leading to water feature with sleeper bridge over to further seating area, range of shingle borders, mainly laid

to lawn, outside tap, fenced to boundaries, timber summer house and shed, oil tank, timber gate to side to:

#### Frontage

Timber picket fencing to front boundary, shingle driveway providing ample parking leading to entrance door and Garage.

#### Agents Note & Money Laundering

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

**MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale



