



King Edward Avenue, Burnham-On-Crouch, Essex CM0 8PA  
Price £725,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

BEING SOLD WITH NO ONWARD CHAIN and offering a wealth of accommodation and located down a sought after established non estate road is this very well presented excellent sized five bedroom detached dwelling. Situated in a quiet road, yet still close to all the amenities including Ormiston Rivers Academy, makes this property an ideally located family home. The property offers extensive facilities with access either side of the property, with parking for more than 6 cars plus caravan or boat, leading to both a double garage and carport with large workshop/storage shed. Internally the accommodation comprises the aforementioned five bedrooms, en suite, family bathroom, gallery landing looking over the entrance hall, with the remainder of the ground floor offering study/playroom, re fitted kitchen/breakfast room, separate utility room, dining area opening to generous living room. The size and layout of this impressive property is light and airy, making it a sociable, multi-functioning property. There is also a large well maintained westerly facing rear garden with mature planting and trees, along with outdoor entertainment garden kitchen/BBQ area and space for hot tub. Other internal benefits include double glazed windows and doors, 5 meter aluminium bi folding doors, bringing the outside in, from living room to rear garden, gas radiator central heating with multi fuel log burner in living room. Properties of this nature are rare to the market so early viewing is strongly recommended to fully appreciate the size, versatility and external space on offer. Energy Rating E.

## FIRST FLOOR:

### MASTER BEDROOM:

15'7 x 12'3 (4.75m x 3.73m )

Double glazed window to rear, radiator, range of built in and fitted furniture comprising large double built in wardrobe, further wall length fitted wardrobe with sliding mirror fronted doors and side board unit, door to:

### EN-SUITE SHOWER ROOM:

7'7 x 7'2 (2.31m x 2.18m )

Obscure double glazed window to front, re fitted white suite comprising corner shower cubicle with fixed monsoon shower head and hand held shower over, glass door, hidden cistern wc, his and hers free standing circular wash hand basins set on vanity storage unit, fully tiled walls, tiled flooring, extractor fan, inset spotlights, heated ladder chrome towel rail.

### BEDROOM 2:

13' x 12' (3.96m x 3.66m )

Double glazed windows to rear and side, radiator.

### BEDROOM 3:

11'6 x 9'5 (3.51m x 2.87m )

Double glazed window to front, radiator, fitted wall length wardrobes with sliding mirror fronted doors, further fitted storage cupboards with work surface over.

### BEDROOM 4:

9'11 x 8'9 (3.02m x 2.67m )

Double glazed window to side, radiator, wall length fitted wardrobes with sliding doors.

### BEDROOM 5:

9'10 x 9'8 (3.00m x 2.95m)

Double glazed window to rear, radiator, fitted bedroom furniture including triple wardrobe, overhead storage cupboards and side board unit.

### BATHROOM:

7'7 x 7'7 (2.31m x 2.31m)

Obscure double glazed window to front, re fitted 3 piece suite comprising P-shaped panelled bath with mixer tap, shower over and glass screen, close coupled wc and wall hung wash hand basin with mixer tap, wall mounted/illuminated mirror, fully tiled walls, tiled flooring, inset spotlights, extractor fan.

### LANDING:

Double glazed window to front, radiator, balustrade staircase with gallery landing looking over the entrance to:

### GROUND FLOOR:

### ENTRANCE PORCH:

Fully glazed wooden entrance door to front, built in cloaks cupboard, further part glazed door with side light leading to:

### ENTRANCE HALLWAY:

12'6 x 11'4 (3.81m x 3.45m )

Radiator with feature wooden surround, engineered wooden flooring, doors to all rooms.

### CLOAKROOM:

Obscure double glazed window to front, radiator, 2 piece white suite comprising close coupled wc and wall hung wash hand basin with vanity storage cupboard under, tiled flooring, inset spotlights.

### KITCHEN/BREAKFAST ROOM:

15'3 x 10'10 (4.65m x 3.30m)

Double glazed window to front, further double glazed window to side, radiator, hatch opening to dining room, re fitted modern kitchen comprising 1 ½ bowl stainless steel under mounted sink unit set in Corian work surface with upstands, 5-ring Neff hob with Neff stainless steel extractor hood over, extensive range of fitted wall and base mounted storage units with integrated dish washer and fridge, fitted eye level Neff microwave and Neff single oven, tiled floor, door to:

### UTILITY ROOM:

Double glazed window to front and side, part glazed door opening to rear garden, continuation of fitted wall and base mounted units, single drainer stainless steel sink unit set in roll edged work surfaces, larder cupboard, space and plumbing for washing machine and tumble dryer, tiled flooring, hatch for loft access.

### DINING ROOM:

14'7 x 13'2 into bay (4.45m x 4.01m into bay)

Double glazed bay window to rear overlooking rear garden, further double glazed window to rear, 2 radiators, engineered wooden flooring, bi-folding doors opening:

### LIVING ROOM:

24'1 x 18'6 (7.34m x 5.64m)

Double glazed aluminium bi-folding doors opening to rear, further double glazed window to side. A generously proportioned room with 2 radiators, fire place with granite hearth and wooden surround, inset multi fuel burner, inset spotlights.

### OFFICE/GROUND FLOOR BEDROOM/PLAYROOM:

11'2 x 10'11 (3.40m x 3.33m)

Double glazed window to front, 2 radiators, engineered wooden flooring, base mounted storage cupboard, door to:

### LOBBY:

Part glazed UPVc door opening to side, fitted storage cupboard.

### EXTERIOR:

### REAR GARDEN:

Accessed via side gate & commencing with a block paved patio seating area, immediately to the rear of the living room through the bi-fold doors is a raised decked seating area, the remainder is predominantly laid to lawn with mature planted shrub, flower and tree borders, to the rear boundary there is a large timber entertaining canopy with decked flooring, garden kitchen/BBQ and electric connected, close board timber fence to boundaries.

### DOUBLE GARAGE:

20'9 x 19'6 (6.32m x 5.94m )

Single electric up and over door to front, double glazed window to rear, part glazed personal door opening to rear garden. Accessed internally within part of the garage is a toilet with wash hand basin.

### FRONT GARDEN:

Independently accessed via either side of the property, a block paved driveway providing extensive off road parking, the remainder of the frontage is laid to lawn with raised shrub beds, to one side of the property via its driveway there are double timber gates which open to additional parking facilities and serve access to the garage.

On the other side of the property there are timber gates opening to a large workshop area under carport with large workshop/storage shed.

### AGENTS NOTE:

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.

### AGENTS NOTE:

This property is being sold freehold and is Council Tax Band



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