



Stoney Hills, Burnham-On-Crouch, Essex CM0 8QA  
Price £825,000

**Church & Hawes**  
Est. 1977

Estate Agents, Valuers, Letting & Management Agents



Executive 4/5 bedroom detached house being offered with the option of a 0.5 acre paddock \*(subject to separate negotiation) and no onward chain. An individual detached residence which has been superbly renovated and maintained by the current owners, located along a prestigious private road on the fringes of Burnham on Crouch. Boasting very well presented and spacious accommodation including four first floor double bedrooms, en-suite to the master bedroom as well as a family bathroom whilst the ground floor offers a generous entrance hallway leading to a cloakroom, living room with feature fireplace, conservatory, study/playroom, spacious open plan kitchen/breakfast/family room and separate utility room. Externally there is an extensive gated driveway, garage and attractive gardens with the overall plot measuring in the region of 0.25 acre. The property benefits from Smart lighting, CCTV and data points in the lounge and hallway. Although on the fringes of Burnham on Crouch, there is easy access to local amenities such as Burnham's train station, doctor's surgery, post office, schools, High Street and River Crouch. A stunning property that needs to be viewed in order to fully appreciate all the wonderful features on offer. Energy Rating E.

## FIRST FLOOR:

### MASTER BEDROOM:

16'7 x 13'11 (5.05m x 4.24m )

Double glazed window to front, radiator, air conditioning unit providing cold and hot air.

### EN-SUITE:

Obscure glazed window to rear, chrome heated towel rail, 4 piece suite comprising large walk-in shower, bath with tiled surround, concealed cistern WC and wash hand basin, tiled walls and floor.

### BEDROOM 2:

20'1 x 10'1 max (6.12m x 3.07m max)

Two double glazed windows to front, two radiators, air conditioning unit providing cold and hot air.

### BEDROOM 3:

12'2 x 9'3 (3.71m x 2.82m )

Double glazed window to rear, radiator.

### BEDROOM 4:

10' x 9'3 (3.05m x 2.82m )

Double glazed window to rear, radiator.

### FAMILY BATHROOM:

Obscure double glazed window to side, chrome heated towel rail, 3 piece suite comprising panelled bath, concealed cistern WC and wash hand basin set on vanity storage unit, tiled walls and floor.

### LANDING:

Staircase to ground floor, doors to all rooms.

### GROUND FLOOR - PORCH:

Oak porch with slate tiled roof, outdoor power points.

### RECEPTION HALL:

Door to front with full height side light windows either side, engineered oak flooring, stairs to first floor, doors to:

### STUDY/PLAYROOM/RECEPTION:

9'8 x 8'1 (2.95m x 2.46m )

Double glazed window to front, radiator.

### CLOAKROOM:

Obscure double glazed window to side, 2 piece suite comprising concealed cistern WC and wash hand basin.

### KITCHEN/BREAKFAST ROOM:

20'1 x 12'7 (6.12m x 3.84m )

A stunning light and airy room with two double glazed windows to rear, radiator, comprehensive range of wall and base mounted storage units, sink set in roll edged work surface, waste disposal, instant boiling filtered water tap, matching breakfast bar, induction hob with extractor hood over, integrated Neff appliances, tiled floor, inset spotlights.

### UTILITY ROOM:

9'10 x 8'5 (3.00m x 2.57m )

Double glazed window and door to rear, wall and base mounted storage units with sink set in roll edged work surface, space and plumbing for washing machine and tumble dryer, tiled flooring, door to garage.

### SITTING ROOM:

26'2 x 13'11 (7.98m x 4.24m )

An impressive room with large bay window to front and double doors opening to conservatory, 2 radiators, feature fireplace with inset log burner, continuation of engineer oak flooring,

### CONSERVATORY:

12'9 x 10'8 (3.89m x 3.25m )

Double doors opening to rear garden, windows to all sides.

### EXTERIOR:

#### FRONTAGE:

Accessed via double electric wooden gates and providing off road parking for several vehicles, wooden fence to front with planted hedging, exterior power points, access to:

#### GARAGE:

20'4 x 10'3 (6.20m x 3.12m )

Electric roller garage door to front.

#### REAR GARDEN:

Commencing with a large paved patio seating area, remainder mainly laid to lawn, further paved seating area with feature covered pergola over.

#### TENURE & COUNCIL TAX INFORMATION:

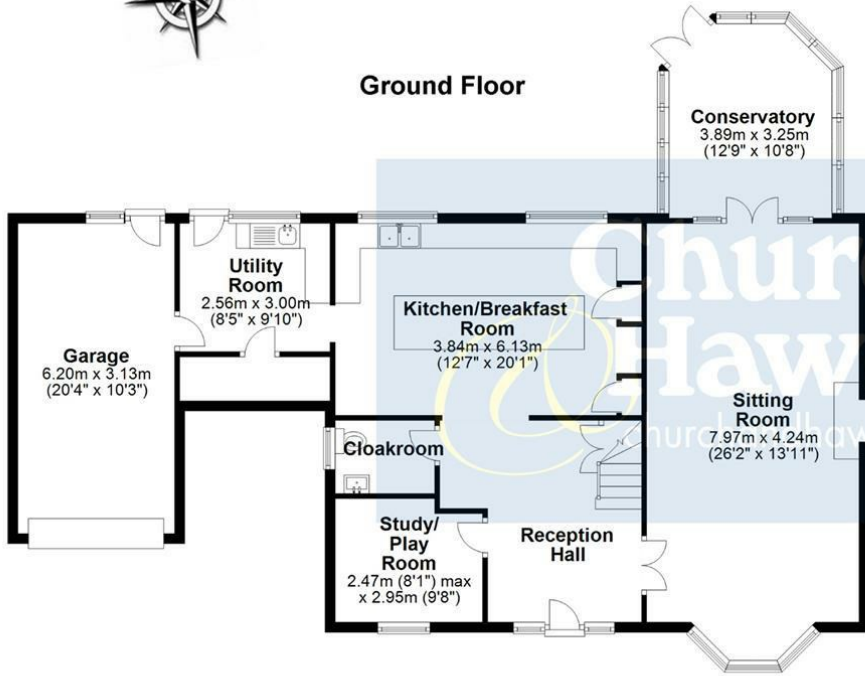
This property is being sold freehold and is Council Tax Band E.

#### 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.



### Ground Floor



**APPROX INTERNAL FLOOR AREA**  
**191 SQ M 2059 SQ FT**

**Excluding Garage**

This plan is for layout guidance only and is **NOT TO SCALE**

Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

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### First Floor

