



Stoney Hills, Burnham-On-Crouch, Essex CM0 8QA
Price £850,000

Church & Hawes
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Guide Price £850,000 - £875,000. A truly stunning, highly specified and wonderfully designed chalet style property set within the picturesque surroundings of the ever sought after area of Stoney Hills on the outskirts of Burnham. Affording generous living accommodation throughout discerning purchasers are invited into a wonderful reception hall with a central staircase and galleried landing with modern glass balustrade while the remaining living space on offer comprises two double bedrooms to the first floor offering a great size in addition to being complimented by dressing areas, luxurious en-suite to the master bedroom and separate family shower room. Ground floor living accommodation is accessed via the aforementioned stunning reception hall leading to an impressive open plan kitchen/dining/family room, further double bedroom/home office, utility room and cloakroom. Externally the property offers a stunning acer lined private driveway accessed via electronically operated security gates, beautifully landscaped gardens with a westerly aspect backing on to open farmland while extensive off road parking is on offer via attractive frontages and shingled driveways with single detached garage. The property is being sold with the benefit of 7 years remaining of the new build warranty.. Nearby facilities are on offer with a railway station, schooling, shops and doctors surgery, in addition to tranquil walks through Essex countryside as well as along the River Crouch with its wonderful coastal location.

FIRST FLOOR:

BEDROOM 1:

17'9" x 14'2" (5.42 x 4.34)

Juliet balcony doors opening to rear garden, door to:

DRESSING ROOM:

14'2" x 8'2" (4.34 x 2.5)

Fitted wardrobe carcasses, door to:

EN-SUITE:

14'2" x 8'7" (4.34 x 2.63)

Luxury fitted four piece bathroom suite, two velux windows, fully tiled.

BEDROOM 2:

18'5" x 17'0" (5.624 x 5.2)

Max room size to include Dressing Area. Juliet balcony doors opening to rear garden.

DRESSING AREA:

Fitted with a range of matching carcasses.

BATHROOM:

11'1" x 6'7" (3.38 x 2.02)

Window to rear, luxury fitted bathroom suite with walk in shower, fully tiled.

LANDING:

Glass balustrade staircase leading to ground floor, doors to all rooms, built in storage cupboard.

GROUND FLOOR:

ENTRANCE HALL:

Double composite door to front, central staircase to first floor, doors to:

KITCHEN/DINING/FAMILY ROOM

30'1" max x 22'3" (9.19 max x 6.8)

A spacious dual aspect room with bay window and further windows to front and bi folding doors to rear garden, porcelain flooring, door to:

UTILITY ROOM:

Door to rear, fitted units with worktops, space for washing machine.

CLOAKROOM:

Obscure window to rear, two piece suite, tiled flooring.

LIVING ROOM:

19'10" x 14'2" (6.07 x 4.34)

Doors opening to rear garden.

RECEPTION/BEDROOM:

15'0" x 14'2" (4.58 x 4.34)

Window to front, LTV flooring.

EXTERIOR:

Landscaped gardens with field views to the rear. Shingled frontage providing off road parking for 2/3 vehicles and access to:

GARAGE:

Electric door to front, power and light connected.

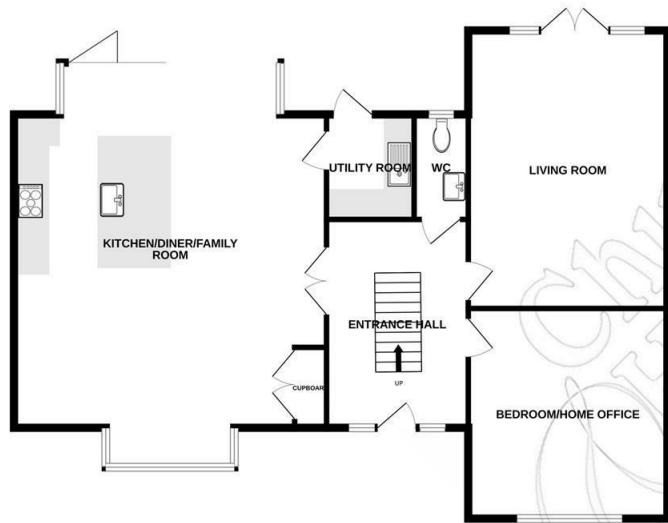
AGENTS NOTE:

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.

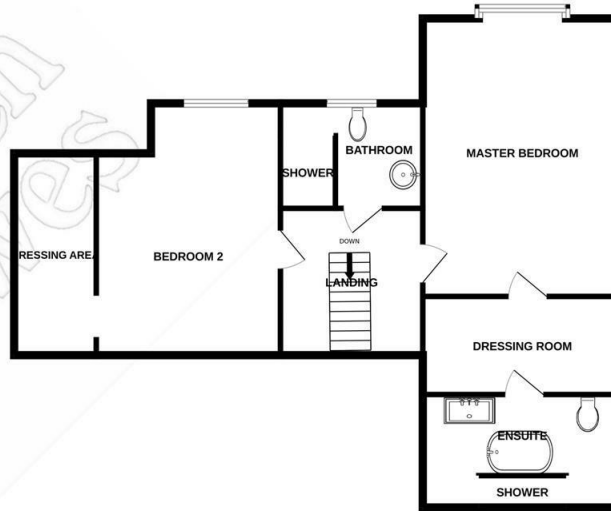
TENURE & COUNCIL TAX BAND:

This property is being sold freehold and is Tax Band G.

GROUND FLOOR
1309 sq.ft. (121.6 sq.m.) approx.



1ST FLOOR
993 sq.ft. (92.3 sq.m.) approx.



TOTAL FLOOR AREA: 2302 sq.ft. (213.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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