



Chandlers, Burnham-on-Crouch, Essex CM0 8NY
Offers in excess of £700,000

Church & Hawes
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Positioned favourably on the edge of Burnham within a cul-de-sac towards the end of a sought after development of executive detached properties, is this quite stunning family home. Whilst positioned on the edge of Burnham, the property still offers convenient access through a variety of shortcuts to the historic High Street, shops, restaurants, yacht clubs, picturesque river frontage, country park and railways station with direct links into London Liverpool Street. Stylishly improved and wonderfully presented living accommodation commences with a light and airy entrance hall leading to a study area, dual aspect living room with open fire, snug/further sitting room, refitted cloakroom and stunning refitted kitchen with integrated appliances opening to a dining area. The first floor then offers an impressive galleried landing leading to a refitted family bathroom and four well proportioned bedrooms, three of which are double, one of which is complimented by an impressive four piece en-suite shower room. Externally, the property enjoys a stunning rear garden measuring approx. 102 ft x 93 ft, while the frontage offers extensive off road parking and access to a double garage. Viewing is strongly advised to avoid disappointment. Energy Rating C.



FIRST FLOOR:

GALLARIED LANDING:

Double glazed window to front, large airing cupboard housing hot water cylinder, access to loft space, staircase down to ground floor, doors to:

BEDROOM 1: 12'11 x 11'8 (3.94m x 3.56m)

Double glazed windows to front and side, radiator, 2 built in double wardrobes, door to:

EN-SUITE:

Obscure double glazed window to rear, chrome heated towel rail, 4 piece white suite comprising fully tiled shower cubicle with sliding glass door, close coupled wc and his & hers wash hand basins set on roll edged surface with storage below, part tiled walls, wood effect floor, inset downlights, extractor fan.

BEDROOM 2: 14'4 > 11'9 x 10' (4.37m > 3.58m x 3.05m)

Double glazed window to rear, radiator.

BEDROOM 3: 10' x 10' (3.05m x 3.05m)

Double glazed window to rear, radiator.

BEDROOM 4/DRESSING ROOM: 9'1 > 6'10 x 8'10 (2.77m > 2.08m x 2.69m)

Double glazed window to front, radiator, fitted dresser unit with storage cupboard and drawers below.

FAMILY BATHROOM:

Obscure double glazed window to side, chrome heated towel rail, refitted 3 piece white suite comprising panelled bath with mixer tap, shower over and glass screen, close coupled wc and wash hand basin set on vanity unit with storage cupboard below and tiled splashback, part tiled walls, wood effect floor, extractor fan.

GROUND FLOOR:

ENTRANCE HALLWAY:

Part obscure glazed wood panelled entrance door to front, radiator, staircase to first floor with built in storage cupboard below, wood flooring, leading to:

STUDY: 11'1 x 5'5 (3.38m x 1.65m)

Double glazed window to front, radiator, built in double storage cupboard, continuation of wood flooring.

LIVING ROOM: 20'6 x 11'8 (6.25m x 3.56m)

Dual aspect room with double glazed bay window to front and double glazed French style doors and full height windows to rear, 2 radiators, wood flooring, glazed double doors to:

DINING ROOM/SNUG: 12'5 x 10' (3.78m x 3.05m)

Double glazed French style doors and full height windows to rear, radiator, wood effect floor.

CLOAKROOM: 6'9 x 2'10 (2.06m x 0.86m)

Obscure double glazed window to side, radiator, 2 piece white suite comprising close coupled wc and wash hand basin set on vanity unit with storage below and tiled splashback, tiled floor.

KITCHEN: 18'8 x 10'1 (5.69m x 3.07m)

Double glazed window to rear, radiator, extensive range of 'Shaker' style wall and base mounted storage units and drawers, solid wood work surfaces with inset 1 ½ bowl/single drainer sink unit, built in 5-ring gas hob with double oven below and extractor over, integrated fridge, dishwasher and washing machine, further solid wood surface with additional inset circular sink, part tiled walls, tiled floor, open to:

DINING AREA: 13'6 x 7'3 (4.11m x 2.21m)

Double glazed French style doors to rear and double glazed window to front, radiator, continuation of tiled floor, door to:

EXTERIOR:

REAR GARDEN: approx 102' x 93' (approx 31.09m x 28.35m)

Commencing with a large paved patio seating area leading up one side to a storage shed and summer house, to the other side of the garden is a small raised decked seating area to one corner, extensive array of attractively planted beds throughout, external cold water tap and lighting, side access path leading to front, access into rear of:-

DOUBLE GARAGE: 17' x 16'1 (5.18m x 4.90m)

One up and over door to front, other matching door has been boarded over, wall and base mounted storage units,

space for fridge/freezer, double glazed French style doors opening to rear garden, vehicular access to one half of garage via:-

FRONTAGE:

Driveway providing extensive off road parking and access to garage, remainder of frontage is partially laid to lawn and partially shingled, side access gate.

TENURE & COUNCIL TAX BAND:

The property is being sold freehold and is Tax Band F.

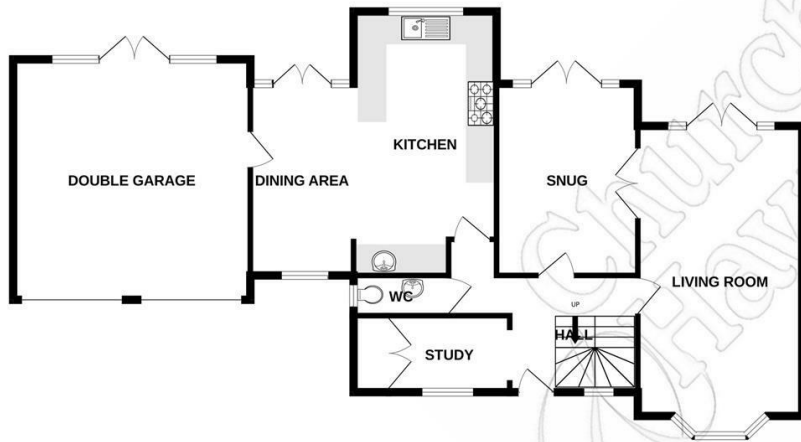
AGENTS NOTE:

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.

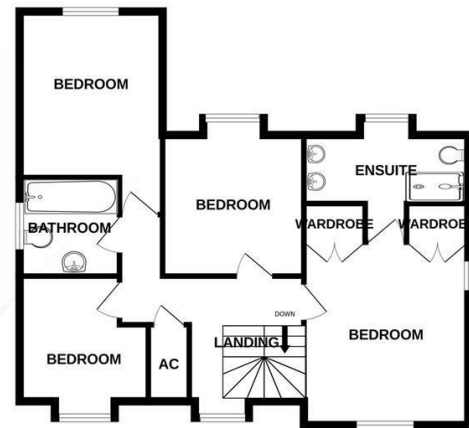




GROUND FLOOR



1ST FLOOR



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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