



Stoney Hills, Burnham-On-Crouch, Essex CM0 8QA
£800,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

A truly stunning collection of high specification and wonderfully designed chalet style properties 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 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 ensuite to the master bedroom and family bathroom. 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, utility room and cloakroom. Externally the properties offer stunning gardens with a westerly aspect backing on to open farmland while extensive off road parking is on offer via attractive frontages and shingled driveways.

The properties are being sold with the benefit of a 10 year new build warranty and no onward chain. 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.

DRESSING ROOM:

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

EN-SUITE:

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

Window to front.

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.

BATHROOM:

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

Window to rear.

LANDING:

Doors to all rooms, stairs to:

GROUND FLOOR:

ENTRANCE HALL:

Door to front, stairs 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 doors to rear garden, door to:

UTILITY ROOM:

Door to rear.

CLOAKROOM:

Obscure window to rear.

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.

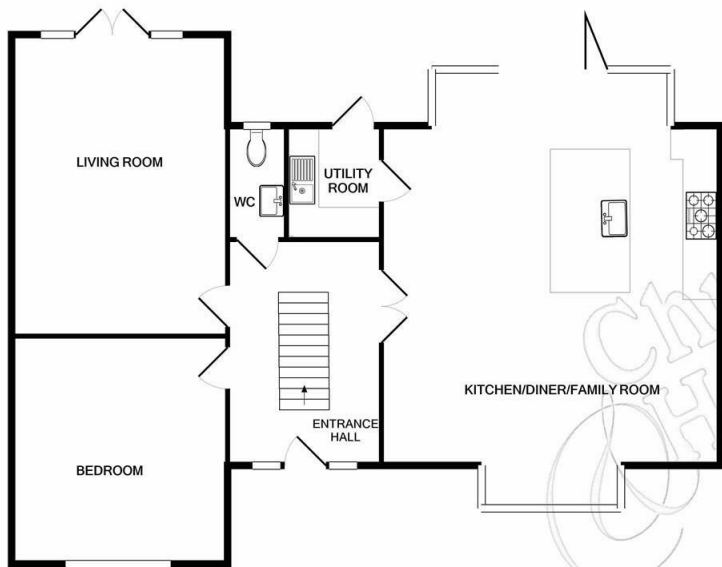
EXTERIOR:

Landscaped gardens, shingled frontage providing off road parking for 2/3 vehicles.

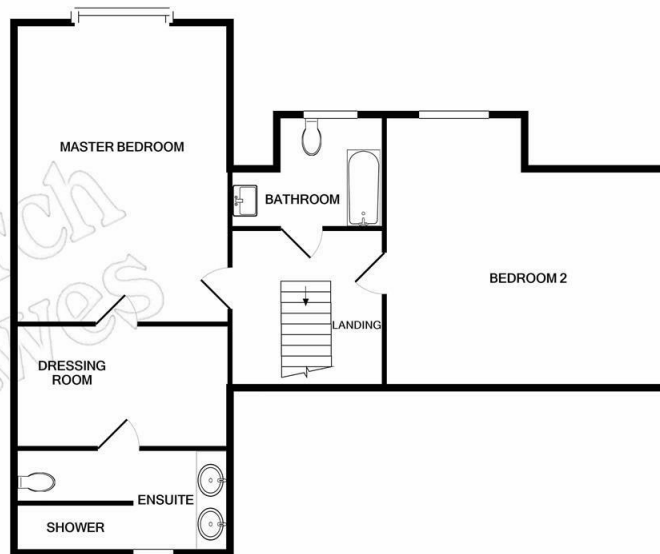
Garages available on some plots.

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



GROUND FLOOR
APPROX. FLOOR
AREA 1309 SQ.FT.
(121.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 982 SQ.FT.
(91.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 2292 SQ.FT. (212.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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