



Stoney Hills, Burnham-on-Crouch, Essex CM0 8QA  
Offers in excess of £825,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



Individually designed and constructed by the owner only 5 years ago to their exacting standard is this superb four bedroom detached house which is 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 cloakroom, living room with feature fireplace, dining room, study and spacious open plan kitchen/breakfast/family room. Externally there is an extensive driveway, double detached garage and attractive gardens, the overall plot measures in the region of 0.2 acre.

Although on the fringes of Burnham on Crouch, there is easy access back in to local amenities such as Burnham's train station, doctors 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.

## FIRST FLOOR:

### LANDING:

Double glazed window to rear, airing cupboard, further storage cupboard, stairs to ground floor, doors to:

### BEDROOM 1:

16'4" x 13'1" (5m x 4m )

Double glazed double doors with windows to side and Juliet balcony with fitted blinds, vaulted ceiling, exposed ceiling timbers, fitted wardrobes, door to:

### EN-SUITE:

Three piece suite comprising tiled shower cubicle with fixed monsoon and hand held shower heads and glass door, close coupled wc and wall mounted hand wash basin with vanity storage below and tiled splashback, tiled floor, downlighters, extractor fan, heated chrome ladder towel rail.

### BEDROOM 2:

12'5" x 11'1" (3.8m x 3.4m)

Double glazed window to rear.

### BEDROOM 3:

13'1" x 10'9" (4m x 3.3m )

Double glazed window to front.

### BEDROOM 4:

11'9" x 11'1" (3.6m x 3.4m)

Double glazed window to front.

### FAMILY BATHROOM:

8'0" x 7'6" (2.45m x 2.3m )

Obscure double glazed window to front, heated chrome towel rail, 4 piece suite comprising freestanding bath, tiled shower cubicle with glass door, close coupled wc and hand wash basin set on vanity storage cupboard, part tiled walls, tiled floor, downlights, extractor fan.

## GROUND FLOOR:

### ENTRANCE PORCH:

Oak framed entrance porch with mosaic tiled flooring.

### ENTRANCE HALLWAY:

Door to front with side windows. tiled floor, stairs to first floor, doors to:

### STUDY:

11'1" x 9'4" (3.38m x 2.85m)

Double glazed bay window to front.

### KITCHEN:

14'9" x 12'5" (4.5m x 3.8m )

Double glazed windows to rear, a spacious modern fitted Shaker style kitchen with drawers and display cabinet, oak wooden work surface with inset Butler sink, induction hob with extractor hood over, 2 eye level ovens, matching island unit with natural stone work tops, tiled floor, downlights, open to:

### GARDEN ROOM:

15'8" x 11'11" (4.8m x 3.65m)

A dual aspect room with double doors and windows to side and rear with fitted blinds, continuation of tiled floor, vaulted ceiling, exposed ceiling timbers.

### CLOAKROOM:

Two piece white suite comprising low level wc and hand wash basin.

### LIVING ROOM:

20'4" x 13'1" (6.2m x 4m)

Double glazed windows to rear, feature brick fireplace with display mantle over and inset log burner.

### DINING ROOM:

13'1" x 10'4" (4m x 3.15m)

Double glazed bay window to front,

### EXTERIOR - FRONTAGE:

Fenced to front with 5-bar entrance gate leading to frontage providing generous off road parking, access to double garage.

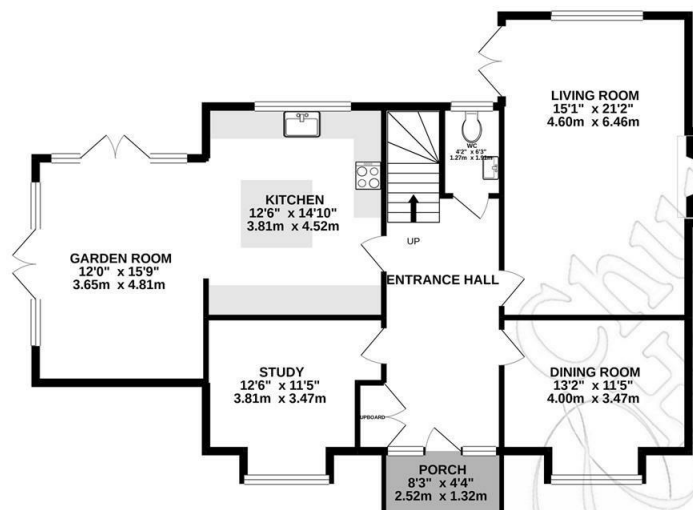
### REAR GARDEN:

Commencing with a seating area to rear and side, remainder mainly laid to lawn with planted beds leading to vegetable garden and orchard.

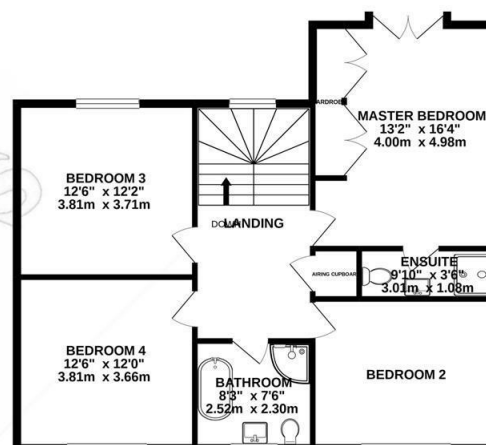
### AGENTS NOTE:

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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