

High Street, Burnham-On-Crouch CM0 8AG

£795,000

To view this property call

01621 734300

SJ WARREN

www.sjwarren.co.uk

The accommodation comprises

Positioned at the very heart of Burnham- On - Crouch's historic High Street, 35-37 ' Kings' stands as a characterful period property that reflects the towns long standing connection to trade, community and the River Crouch.

Circa the late 18th to mid 19th century the property stands out as a recognisable focal point property within the towns conservation area.
This is a prime location adjacent to the esplanade and river, an ideal spot for anyone wishing to be part of the community.
The vibrant High Street offers restaurants, public house, Royal yacht clubs and a renowned sailing scene along with mixed river sports.

'Kings' is a gorgeous four bedroom detached family residence with some stunning river views. Offering on the ground floor, a large reception hallway, beautifully bright and airy lounge, spacious dining room, kitchen/breakfast room, separate utility room, garden room and a shower room/w/c.
The first floor has four excellent size double bedrooms with the principal bedroom having an en-suite and incredible views of the river and beyond. These wonderful views are also shared with bedroom two and to finish on this floor the family bathroom.
Externally a super sunny West facing rear garden, ideal for family gatherings and entertaining.
The property has electric gates to parking for multiple vehicles and walled boundaries offering a high degree of privacy.

Storm porch
The approach to the property is via steps up to the storm porch to the main entrance door.

Entrance to the reception hallway
Entrance door to an impressive reception hallway, oak staircase to the first floor with understairs storage cupboard and two radiators.

Shower room/w/c
A handy addition to the ground floor especially after a day out in the garden, or sailing on the river. Walk in shower cubicle, w/c with concealed cistern and a vanity surround incorporating a hand wash basin and cupboards below. White heated towel rail, down lighting, expel air and a double glazed window to the side with fitted blind.

Kitchen/breakfast room
15'6 ext to 21'9 x 11'8 reduc to 7'9
A good size room having a range of white fronted eye level units with back tiling, matching base units , pull out carousel and drawers with wood effect work surfaces over. Inset five ring induction hob with above extractor and cutlery/pan drawers below, built in Neff fan oven and grill, integrated dish washer, inset one and a half stainless steel sink, space for an American style fridge/freezer, tiled flooring and a double glazed window to the rear.
The dining area is a good size space for a family table and chairs and a great spot to relax and look over the garden, double glazed French doors and side screen windows to the side and radiator.

Utility room
8'9 x 7'3
Plenty of room for your coats, boots or wet gear after a days sailing. Oak fronted full length and base units with work surfaces over and an inset butler sink, water softener, plumbing for washing machine and tumble dryer, space for under counter fridge.
Double glazed window to the rear, double glazed door to the side and radaitor.

Dining room
16'6 x 11'7
Whether for family gatherings or entertaining this is a lovely size room, with a large window to the front with white shutter/blinds. Sandstone fireplace surround and an inset gas pebble flame effect fire with built in cupboards and shelving ether side and radiator.

Lounge
16'3 into bay x 22'8
All the rooms within the property have a lovely homely feel and are generous in size and this is a fine example of exactly that. Bright and airy with two large double glazed windows facing the rear garden, large bay window to the front with white shutter/blinds, television point, three radiators and double glazed door and side screen windows to the garden room.

Landing
The half landing has a double glazed window to the side, the main landing a built in cupboard with the pressurised water tank and shelving Loft access and radiator.

Principal bedroom en-suite
19'7 to wardrobes x 10'9
Plenty of space in this airy room with quality glass fronted fitted wardrobes to one corner of the room and matching two double fitted wardrobes with above bridging cupboard to the opposite wall. The double glazed window to the rear offers fabulous views of the river to relax and enjoy, down lighting radiator and door to the en-suite.
En-suite Walk in shower cubicle, w/c with concealed cistern, vanity surround with hand wash basin and cupboards below, built in shelving and down lighting. Tiled walls , shaver point, expel air and a double glazed window to the rear with fitted blind and wonderful river views.

Bedroom two
13'4 x 13'4
Another super size double room with a double glazed window with fitted blind to the rear offering stunning views of the river and beyond. Window to the front with fitted blind and radaitor.

Bedroom three
13'2 x 12'3
Fitted with two triple fitted wardrobes to one wall with shelving in between, window to the front with fitted blind and radiator.

Bedroom four
9'7 x 6'9
A good size fourth bedroom and still a double, with a window to the front with fitted blind and radiator.

Bathroom
Tiled walls and flooring, walk in shower cubicle, w/c with concealed cistern and vanity surround with an inset over size hand wash basin and vanity cupboards below. Down lighting, expel air, shaver point, white heated towel rail and a double glazed window to the side with fitted blind.

Rear garden
west facing
The garden is west facing to enjoy on those hot summer days and has walled boundaries offering a high degree of privacy. Commencing with a large decked terrace entertaining area with surrounding planters and to one side an attractive pergola with climbing wisteria. The decking extends to a pathway to the side of the property where this are outside storage cupboards, water tap, electric points and side gate giving access to the front. The garden has electric opening gates to the side to the shingle driveway which offers parking for multiple vehicles, surrounding planters and climbing roses and a approximately 17 ft x 9 ft with power and light.









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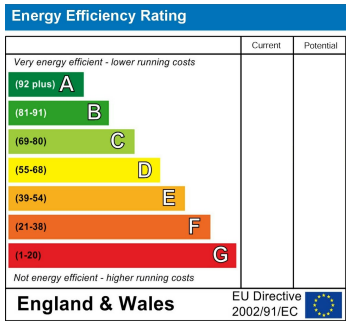

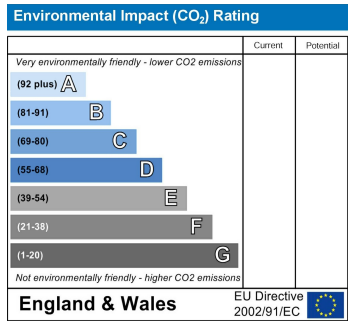

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