

High Street, Burnham-On-Crouch CM0 8AA

£585,000

To view this property call

01621 734300

SJ WARREN

www.sjwarren.co.uk

The accommodation comprises

Located in a prime position quite literally a stones throw to the riverfront and Burnhams vibrant high street. Offering an array of shops, restaurants, yacht clubs and general amenities.

This very attractive 1930s style three bedroom detached house, sympathetically modernised but retaining many of the original fine features.
The very nicely presented and well proportioned rooms include on the ground floor, entrance porch and hallway, cloakroom/w/c, spacious kitchen/breakfast room, utility room and side lobby and finally a superb size lounge, dining room and summer room.
The first floor offer an impressive principal bedroom with free standing bath and is also a Jack and Jill bathroom, additionally there is also a shower room/w/c and two remaining excellent size double bedrooms.
Externally a private secluded rear garden, an excellent size front garden to the driveway and detached garage.

Entrance porch
Double glazed entrance door and side screen windows to the porch. Oak door with stained glass inset to the hallway.

Hallway
A nice size reception hallway with solid oak flooring, cloaks cupboard, radiator and stairs to the first floor landing.

Cloakroom/w/c
PLEASE NOTE all the bathrooms have been replaced by the current vendors to a high standard. Quality wood effect flooring, feature half panelled walls, close coupled w/c, inset hand wash basin with marble surround and vanity cupboards below. Lead light double glazed window to the front (PLEASE NOTE windows replaced in 2024) and a column style radiator/heated towel rail.

Kitchen/breakfast room
13'2 ext 15'5 x 13'1 max
The kitchen has been replaced in the current five years of living here with a modern green extensive range of eye level units incorporating display cabinets, matching base units, drawers and three quarter length units. Wood effect work surfaces and a matching breakfast island with cupboards below, inset white enamel sink, inset induction hob with gas wok burner and above extractor, built in Neff self cleaning fan ovens, integral dish washer, space for American style fridge/freezer.
Down lighting, oversize vertical column style radiator and double glazed lead light window to the front and a further two to the side.

Side lobby and utility room.
The side lobby has double glazed door to the side and is open to the utility room.
Utility room has plumbing for a washing machine and tumble dryer, wall mounted boiler for hot water and heating(not tested) but replaced by the present vendors and a double glazed window to the rear.

Lounge
20'5 x 13'9
This is a truly gorgeous room which is open to the dining room, with an antique style open fireplace and cast iron wood burner show casing the room. Solid oak flooring, lead light double glazed window to the front, two lead light double glazed windows to the side. Television point, two radiators and double glazed French doors to the summer room.

Dining room
10'9 x 10'7
As we have mentioned this is open plan to the lounge but it works particularly well, plenty of space for a large table and chairs for family gatherings and entertaining, lead light double glazed window to the rear.

Garden room.
12'7 x 9'3
Double glazed with double glazed French doors to the rear and side and solid oak flooring.

Landing
Two single built in cupboards, PLEASE NOTE the landing is a good size and does potentially offer the option to twist the stairs for a potential loft conversion, (stp). Large feature sailing stained glass motif window to the front, often a point of interest to visitors to the town.

Principal room with free standing bath
18'1 x 13'1
This is a superb room and what you would expect from a principal bedroom, bags of space a free standing ball and claw bath, his and hers double built in wardrobes. Double glazed lead light windows to the front and rear, two radiators and a door to the Jack and Jenny bathroom.

Jack and jenny bathroom
Being a Jack and Jenny there are of course doors from the bedroom and landing. This has been replaced by the current vendors to a high standard. Over size walk in shower, rain and hand held showers, close coupled w/c, inset hand wash basin with marble surround and vanity cupboards below, part feature wood panelled walls and a column style radiator/heated towel rail. Down lighting, expel air and a double glazed lead light window to the rear.

Bedroom two
13'2 x 10'1
Another excellent size double bedroom with guest hand wash basin, radiator and a double glazed lead light window to the rear.

Bedroom three
13'1 8'9
The third double room with a double glazed lead light bow window to the front and radiator.

Shower room/w/c
Once again replaced by the current vendors and to a high standard. Walk in cubicle with rain shower, w/c with built in cistern and hand wash basin with vanity cupboards below, part tiled walls. Down lighting, chrome heated towel rail, expel air and a lead light double glazed window to the rear.

Secluded rear garden
The property has a good size secluded, private rear garden with a patio area and raised deck entertaining area, space for a hot tub. The garden is laid to lawn with an array of mature trees, shrubs and planting, two side gates to the front and a courtesy door to the detached garage.

Frontage and drive to garage.
The property has electric opening double gates and a pedestrian gate with mature front boundary hedge. The front garden is laid to patio slabs with mature trees, shrubs and planting.
The driveway offers ample parking for multiple vehicles, leading to the detached garage with electric door, power and light and outside water taps.

Entrance porch
Entrance door to the porch.

Spacious lounge
16'1 x 12'4
This is a very spacious room with a bay window to the front, wall mounted air conditioning for hot and cold air, television point and stairs to the first floor.

Kitchen/dining room
12'8 x 10'7
Another excellent size room with space for a table and chairs. The kitchen is fitted with a range of modern white high gloss eye level units, matching base units and drawers with work surfaces over. Inset white sink, electric hob with above extractor built in stainless steel oven and microwave, plumbing for washing machine and dish washer, space for fridge/freezer, window to the rear.

Bathroom
Wood effect flooring, walk in double shower cubicle, close coupled w/c, hand wash basin with double vanity cupboards below. Chrome heated towel rail, down lighting, expel air and window to the rear.

Landing.

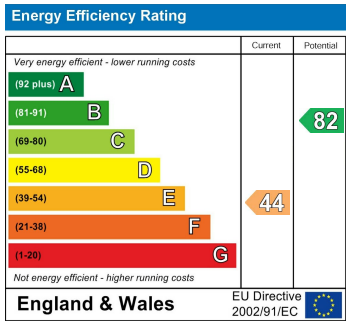


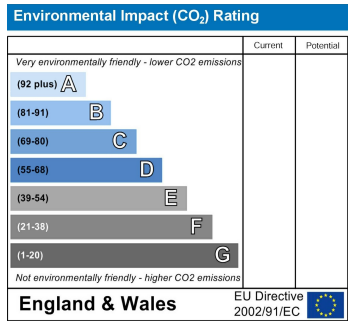




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