Boatyard Avenue, Burnham-On-Crouch CM0 8FR

£399,995

To view this property call

01621 734300

SJ WARREN

www.sjwarren.co.uk

The accommodation comprises

Situated on the Persimmon Homes Development which is located on the fringes of Burnham-on-crouch, but still offering easy access into the town. Burnham high street offers an array of shops, a supermarket, restaurants, yacht clubs and a railway link to London Liverpool Street Station along with general amenities.

This deceptively spacious from first appearance, four bedroom semi detached house is set over three floors with beautiful views overlooking the green, ideal for dog walks.

The first floor offers a cloakroom/w/c, kitchen/dining room and a good size lounge.
The second floor has three excellent size double bedrooms and a family bathroom and the third floor an impressive principal bedroom with en-suite.
Externally the property has its own drive for multiple vehicles and a generous South facing rear garden with summer house currently being used as a gym.

Remaining 4.5years NHBC Warranty

Entrance hall
Double glazed entrance door to the hallway which has grey wood effect vinyl flooring, radiator, stairs to the first floor with under cupboard.

Cloak room
Close coupled w/c, pedestal hand wash basin, radiator and a double glazed window to the front.

Kitchen/Dining room
15'5" x 9'8"
This is a nice size room with the kitchen having a range of beige, eye level high gloss units, matching base units and drawers with Nebbia oak effect work surfaces. Inset stainless gas hob with above stainless steel extractor and stainless steel oven below, plumbing for washing machine and dish washer and space for a large American fridge/freezer. Concealed wall mounted boiler double glazed window to the front. The dining area is a good space with plenty of space for a table and chairs and a radiator with slat acoustic wall panel.

lounge
16'6" x 10'2"
This again is a good size room and has double glazed French doors opening onto the garden. Double glazed window to the rear. Wood effect grey vinyl flooring, radiator with and television point. Slat acoustic wall panel and an fitted acoustic slat television unit with a built in electric remote and display fireplace.

Stairs to second floor landing

Bedroom two
13'3" x 9'6"
All the bedrooms are good size double rooms. Newly laid dark oak wooden flooring radiator and a double glazed window to the rear.

Bedroom three
12'0" x 9'6"
Double glazed window to the front with fitted sliding mirrored wardrobes and radiator.

Bedroom four
10'2" x 6'5"
Double glazed window to the rear and radiator.

Bathroom
White tiled surrounds to bath, pedestal hand wash basin, close coupled w/c. Double glazed window to the front, expel air and radiator

Stairs to third landing

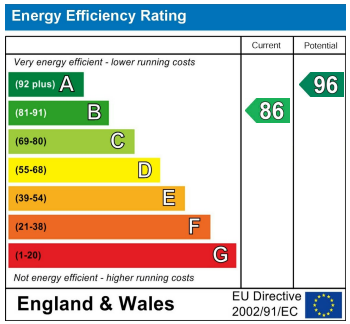
Principle bedroom
18'6" x 13'8"
An excellent size main bedroom, bright and airy with views overlooking the green. double glazed window to the front and Velux style ceiling window with fitted black out blind to the rear. Two radiators front and rear and door to the en-suite.
En-suite Walk in shower cubicle, close coupled w/c, pedestal hand wash basin, expel air, radiator and a Velux style ceiling window with fitted black out blind to the rear.

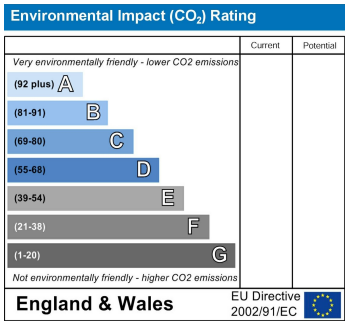
Garden
The property has a generous size south facing garden commencing with a large/patio entertaining area, side gate to the drive and front. The main garden being laid to lawn with close board fenced boundaries. Summer house with electrics and shed

Driveway
The property has its own drive and carport for multiple parking with added parking at the front of the property.
exterior outside tap

Consumer Protection from Unfair Trading Regulations 2008.

S J Warren has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.





The Property Ombudsman

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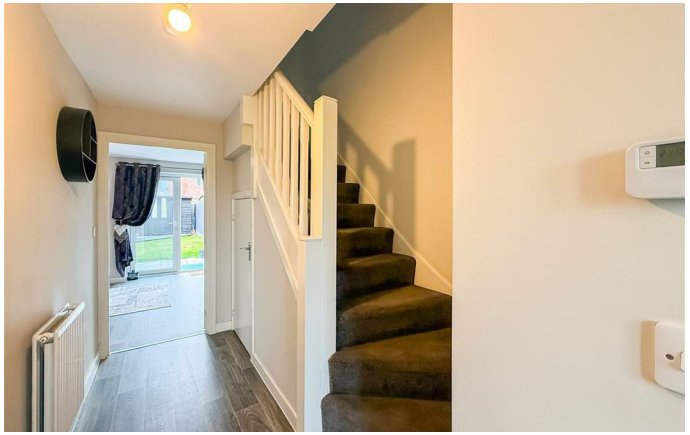

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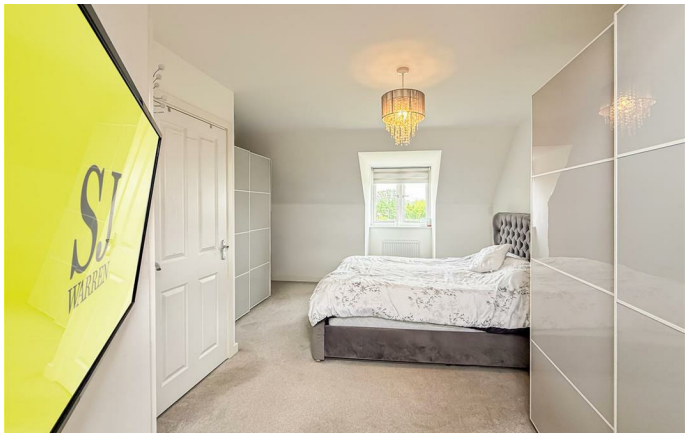
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