Beauchamps, Burnham-On-Crouch CM0 8PR

£500,000

To view this property call

01621 734300

SJ WARREN

www.sjwarren.co.uk

The accommodation comprises

Located on the fringes of the town but still offering easy access into the high street, shops, restaurants, yacht clubs and Burnhams scenic riverfront.
The country park, marina and railway station linked to London Liverpool Street are along with the general amenities, all easily accessible.

OFFERED WITH NO ONWARD CHAIN.
This four bedroom detached family home also offers potential to extend to one side (stp) of which we pay further reference to in our property details.
The ground floor offers an entrance hallway, kitchen/breakfast room, utility room, cloakroom/w/c, lounge and dining room.
The first floor has a family bathroom and four excellent size bedrooms with the principal room having an en-suite.
Externally a private South facing garden maximising to 51 ft x 47 ft. To the front the properties own drive for multiple vehicles and a integral garage with electric roller door.
PLEASE NOTE the potential area to extend (stp) to one side is approximately 58 ft x 18 ft.

Storm poch
Storm porch to the main entrance door.

Entrance hallway.
Entrance door to the hallway which has stairs to the first floor and under cupboard, radiator and internal door to the garage.

Kitchen/breakfast room
11'6 x 11'2
A nice size room adjacent to the separate dining room, offering potential to open plan living should it suit. The kitchen has a range of oak fronted eye level units with back tiling, matching base units and drawers with marble effect work surfaces over. Inset one and a half sink, plumbing for a dishwasher, inset gas hob with above extractor and a built in oven and grill. Space for a breakfast table and chairs, radiator, double glazed window to the rear and door to the utility room.

Utility room
8'3 x 5'5
A good size with matching base units and work surface to the kitchen, plumbing for a washing machine, inset stainless steel sink and space for a fridge/freezer. Double glazed window to the side, radiator, double glazed door to the rear, expel air and door to the cloakroom/wc.

Cloakroom/w/c
Wall mounted hand wash basin with splash back tiling, close coupled w/c, double glazed window to the side and radiator.

Lounge
16'8 x 11'9
Double glazed bay window to the front, white fireplace surround with electric flame effect fire, two radiators and a television point. Double doors to the dining room and door to the hallway.

Dining room
11'6 x 9'10
Plenty of room for entertaining and options to open up into the lounge or perhaps the kitchen/breakfast room. Double glazed patio doors to the rear and radiator.

Landing
Double glazed window to the front, linen cupboard with mega flow tank and loft access.

Principal bedroom en-suite
All the bedrooms are good sizes and this one has a double glazed window to the front and fitted mirror fronted wardrobes to one wall. Television point, radiator and door to the en-suite.
En-suite Panelled bath with twin grips and above fitted shower, close coupled w/c, hand wash basin with vanity cupboards below. Double glazed window to the side, expel air and radiator.

Bedroom two
10'6 x 9'11
Another good size double room with fitted mirror fronted wardrobes to one wall, radiator and a double glazed window to the rear.

Bedroom three
10'6 x 8'11
This double room has a single built in wardrobe/cupboard, radiator and a double glazed window to the rear.

Bedroom four
8'11 x 8'6 ext door recess to 10'8
Double glazed window to the front, single built in wardrobe/cupboard and radiator.

Bathroom
Part tiled wall, panelled bath with twin grips, taps/shower attachment, close coupled w/c and pedestal hand wash basin. Down lighting, expel air, radiator and a double glazed window to the rear.

South facing rear garden
37'0" ext 50'11" x 47'0"
If you enjoy the hot summer sun then this private rear garden should be of interest to you. The garden is neatly laid to lawn with some surrounding planting, majority close board fenced boundaries, part brick wall. Both sides of the property have access and gates to the front and there is an outside cold water tap.

Large front/side garden
56'11" x 18'0"
The property has a large frontage stretching down one side of the property, this offers (stp) potential to extend a two storey extension or perhaps another garage. This could then offer the option to convert the integral garage into accommodation (stp)
PLEASE SEE PHOTOGRAPHY.
The remaining frontage is laid to a neat lawn.

Drive to garage
The property offers parking for multiple vehicles, to an integral garage with electric roller door, power and light.

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Consumer Protection from Unfair Trading Regulations 2008.

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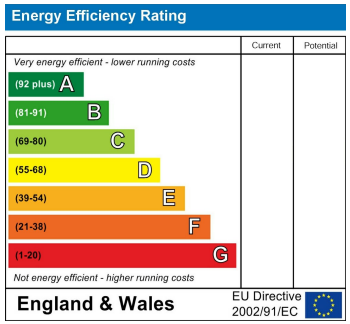

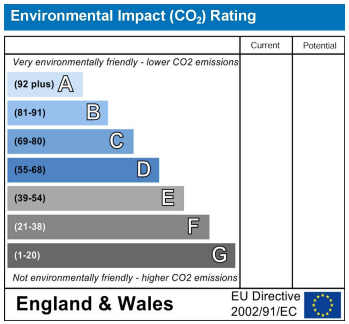

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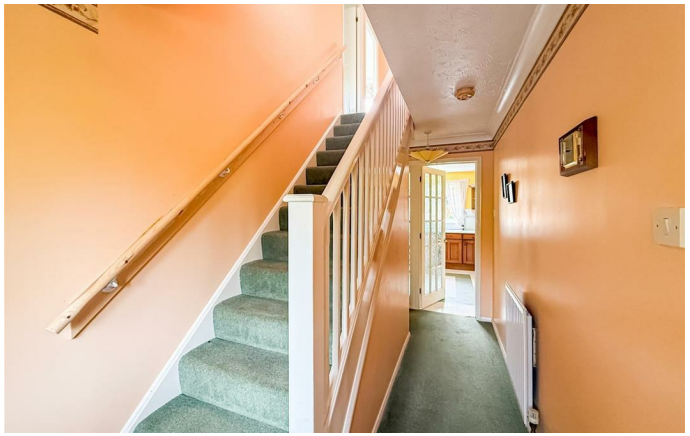
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