



Leslie Park, Burnham-On-Crouch CM0 8SY  
£499,995

To view this property call  
01621 734300

**SJ WARREN**  
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## The accommodation comprises

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Located in a sought after modern development offering easy walking access into the high street shops, restaurants, yacht clubs and Burnham's gorgeous river front.

The area is renowned for its sailing and water sports and offers some beautiful coastal and countryside walks. All other amenities are easily accessible along with the railway station linked to London Liverpool Street Station.

This four/five bedroom detached house has been extensively refurbished and extended, offering substantial and from first appearance, extremely deceptive accommodation. Maintained to a high standard and spread across three floors with the first floor offering an entrance hallway with storage, cloakroom/w/c, a very spacious 28 ft lounge, a modern fitted kitchen/breakfast room, study and an all year round 29 ft conservatory/dining entertaining room.

The second floor offers three double bedrooms, one of which has an en suite and the family bathroom also being on this floor.

The third floor bedroom has a door and hallway with storage and stairs to the principal bedroom. PLEASE NOTE this was originally two rooms giving you the option to return to a five bedroom or keep as a superb principal suite.

Externally if you love the sun this well proportioned South facing garden, offers great space for entertaining and an area with power for a hot tub. To the front a block paved driveway leading to the properties garage, with power and light.

### Storm porch

Storm porch to the front door.

### Entrance hallway

Obscure glazed entrance door to the hallway which has tiled flooring, radiator with decorative cover, stairs to the first floor with an under stairs storage cupboard.

### Cloakroom/w/c

A white suite comprising of a built in w/c and concealed cistern, incorporating the hand wash basin with vanity surround and cupboards below. Wood effect laminate flooring, tiled walls, radiator and a double glazed window to the side.

### Study

8'1 x 6'7

Wood effect flooring and a double glazed bay window to the front with fitted white/shutter blinds and radiator.

### Kitchen/breakfast room

14'4 x 10'8

The kitchen is fitted with a range of modern light grey high gloss eye level units, matching base units and drawers with quality quartz work tops and splash backs over. One and a half inset sink and Quartz grooved drainer, integrated, fridge/freezer, washing machine and dish washer and a quality Rangemaster oven to remain. Matching breakfast bar incorporating a wine cooler, tiled flooring, down lighting, double glazed window to the front with fitted white/shutter blinds and a double glazed door and window to the side.

### Lounge

28'1 x 10'1

This is an excellent size room and is totally versatile, whether you wish to use as one large room or perhaps have a dining area here. PLEASE NOTE the all year around conservatory offers bags of space for dining or entertaining. Wood effect flooring and an entertainment wall for your television and sound system incorporating a quality glass fronted fitted log flame effect electric fire. Two sets of double glazed French doors and side screen windows to the rear and radiator with decorative cover.

### Conservatory

29 ft x 7'5

This once again is an excellent size room which can be used all year around, great for part dining room or for entertaining. Double glazed windows and bifolding doors open on to the South facing rear garden, tiled flooring, column style radiator, two roof lanterns and courtesy door to the garage.

### First floor landing

Double glazed window to the front with white fitted shutter/blinds, built in storage cupboard, door and staircase to the third floor.

### Bedroom en-suite

12'5 x 10'3

Originally the main bedroom before the extension,

this double room offers plenty of space for fitted or free standing bedroom furniture. Double glazed window to the front with white shutter/blind and radiator.

### Bedroom

14'3 x 10'9

As we have mentioned all the bedrooms are doubles and again plenty of space for bedroom furniture. Double glazed window to the front with white/shutter blind, wood effect flooring and radiator.

### Bedroom

10'5 x 8'8

Wood effect flooring, double glazed window to the front with white/shutter blind and radiator.

### Bathroom

Tiled walls and flooring, Linen cupboard housing the hot water cylinder down lighting and a suite comprising of a panelled bath with taps and dual function shower over, vanity surround incorporating w/c with concealed cistern and free standing wash basin. Double glazed window to the front and a heated chrome towel rail.

### Door and stairs to third floor.

Door to the hallway with built in storage cupboard, stairs to the third floor and principal bedroom suite.( potential two bedrooms.) Double glazed window to the front over the stairwell

### Principal suite

26'8 x 14 ft max

PLEASE NOTE we have mentioned this was originally split into two bedrooms, now however it makes a super bedroom suite.

The bedroom area has two velux style windows to the front and a double glazed window to the rear with fitted white/shutter blind, open tiled surround with a copper external colour white free standing bath with chrome stand taps and shower attachment, free standing hand wash basin with double vanity cupboards below. Door to a close coupled w/c with tiled flooring.

POTENTIAL 5TH BEDROOM/ Dressing area this is a superb space and works particularly as part of the suite, a large range of wardrobes to one wall. Two velux style windows to the front, double glazed window to the rear with white shutter/blind and radiator.

### South facing rear garden.

The rear garden is a well proportioned space and if you enjoy the summer sun, even better being South facing. Neatly laid lawn and large patio area ideal for entertaining along with the rear raised decking area, in addition to the side of the garden is a covered roof pergola with space for a hot tub and additional power sockets.

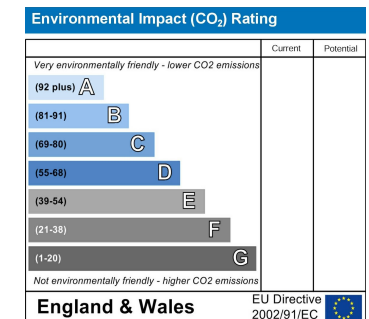
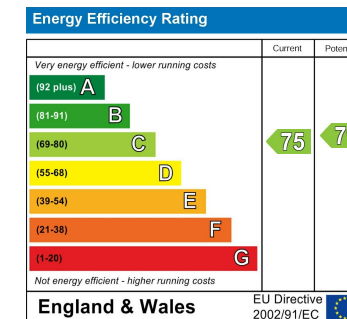
### Frontage/driveway and garage.

The frontage has been block paved to driveway, leading to the garage with an up and over door, power and light.



#### Consumer Protection from Unfair Trading Regulations 2008.

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