



High Street, Burnham-On-Crouch CM0 8AA
£499,995

To view this property call
01621 734300

SJ WARREN
www.sjwarren.co.uk



The accommodation comprises

An incredibly deceptive from first appearance four bedroom family home in Burnhams picturesque High Street, with a shop and tenant in situ.

PLEASE NOTE we would urge you to pay particular attention to the photography and video tour, to fully appreciate the quality and size of accommodation on offer.

This extremely well presented property offers an entrance hallway with a cloakroom/c and internal door to the shop, PLEASE NOTE the shop does have its own High Street entrance but the internal door allows access to the cloakroom/w/c, by arrangement and can be safely locked off from the main residence. The ground floor offers an excellent size dining room, open plan to a generous lounge and a large kitchen/breakfast room.

The first floor has a very impressive principal bedroom with dressing room and an en-suite, a second guest room two with fitted wardrobes and two further double bedrooms and a family bathroom. Externally the rear garden offers a quiet and tranquil space with walled boundaries and planted borders, laid to patio to sit relax or entertain.

The parking is approached under an arch to a small mews, offering to parking spaces, owned by the property.

AGENTS NOTE.

The tenant currently in the shop, has expressed her interest to stay.

Entrance hallway

Double glazed entrance door to the hallway which has quality fitted wood effect grey laminate flooring, running throughout the ground floor. PLEASE NOTE there is access from here to the cloakroom/w/c and an internal door to the shop, which also has an entrance door off High Street. The tenant has an arrangement to use the cloakroom and this area is fully secured from the main residence, if required.

Shop

15'7 x 10'9

The shop as we have mentioned can have access from the house hallway by arrangement but does have a main door, off the High street. The current tenant has expressed interest to remain.

Kitchen/breakfast room

18'6 x 12'8 reducing to 8'6

Another spacious room with a modern range of Indigo blue eye level units with under lighting and splash back panelling, matching base units with composite work tops and drawers incorporating pull out bin storage. Inset stainless steel one and a half sink, integrated dish washer, inset stainless steel gas hob with above extractor, built in stainless steel fan oven, space for fridge freezer, matching Indigo Blue breakfast bar, down lighting, dual double glazed windows to the side and double glazed door to the rear.

Dining room

16'9 x 14'12

A very impressive size room, whether for large family gatherings or entertaining bags of space for your table and chairs. Stairs to the first floor with under cupboard, radiator and dual double glazed windows to the rear, open plan to the lounge.

Lounge

15'8 x 15'1

Double glazed double doors to the rear garden, modern wall mounted fire with electric pebble flame remote control. Television point, down lighting and two radiators.

Landing

Loft access, linen cupboard with water tank and radiator.

Principal bedroom dressing room & en-suite

15'9 x 14'7

This is exactly what you expect from a principal bedroom, spacious and airy with a double glazed window to the rear and radiator.

The dressing room has two fitted wardrobes and a radiator.

En-suite Double walk in shower, vanity surround incorporating a hand wash basin and vanity cupboards, w/c and built in cistern. Tiled walls, down lighting, chrome heated towel rail, expel air and double glazed window to the side.

Bedroom two

13'7 x 9'6

Another good size double room with double fitted wardrobes and sliding doors to one wall. Wood effect laminate flooring, radiator and a double glazed windows to the front and side.

Bedroom three

12'6 x 10'2

The two remaining bedrooms are still doubles and have slightly reduced head height into the dormer bays. Built in wardrobe/cupboard, eaves storage, radiator and double glazed window to the rear.

Bedroom four

12'7 x 9'8

Wood effect laminate flooring, radiator, single built in wardrobe/cupboard and a double glazed window to the rear.

Bathroom

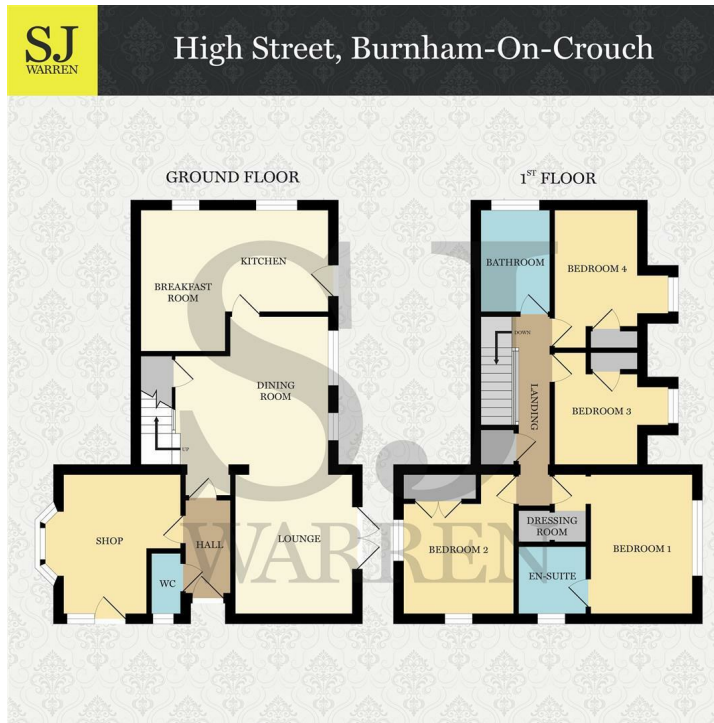
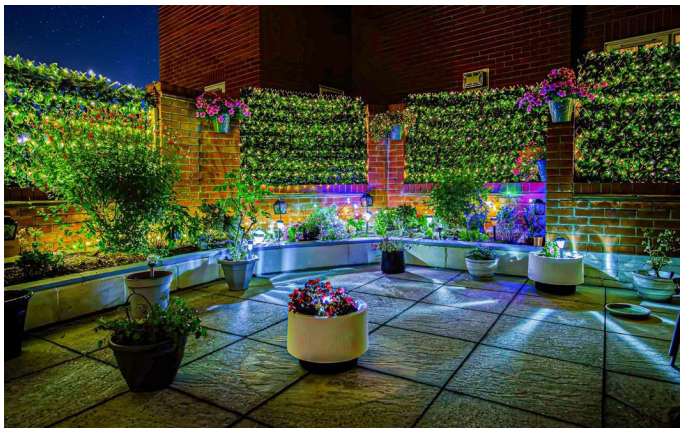
Tiled flooring and walls, shower bath with push button controls for shower and hot and cold water, vanity surround incorporating vanity cupboards and w/c/built in cistern. Down lighting, expel air, chrome heated towel rail and a double glazed window to the side.

Rear garden

The rear garden is a manageable size offering a tranquil area to relax, bbq or entertain, with walled boundary walls and planted surrounding borders and laid to paving. Gate to the side with a paved path a brick boundary wall, outside water tap and gate to the mews and parking.

Arch and parking

The approach to the mews and parking is via an arch from the High Street, leading to the properties owned two parking spaces.



Referrals

We work closely with a section of Trusted Local Solicitors/Conveyancers. This helps to provide for a smooth process from start to finish. Please note some (not all) pay us, The Agent, a Referral fee of up to £200. You however are under NO OBLIGATION to use any such recommendation.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



High Street, Burnham-On-Crouch CM0 8AA
£499,995

To view this property call
01621 734300

SJ WARREN
www.sjwarren.co.uk

