

Bramley Avenue, Burnham-on-Crouch  
CM0 8FT

CURTIS O'BOYLE

Sales & Lettings







# Bramley Avenue, Burnham-on-Crouch

CMO 8FT £435,000

A well-presented detached family home, situated on the edge of this modern development built in 2020, enjoying attractive field views to the front.

The property offers three double bedrooms, including a principal bedroom with en-suite shower room and elevated views over open fields. A contemporary family bathroom serves the remaining bedrooms.

The ground floor features a modern kitchen/diner with field views, a spacious lounge overlooking the rear garden, welcoming entrance hall, and a convenient ground floor WC.

The current owners have enhanced the property with several quality improvements, including refitted carpets, a composite entrance door, an electric roller garage door, and block-paved frontage providing additional kerb appeal.

**ENTRANCE HALL** Double glazed entrance door, smooth ceiling with inset downlighters, wood flooring, stairs to first floor, understairs cupboard.

**KITCHEN/DINER** 18' 9" x 10' 8" (5.72m x 3.25m) Double glazed window to front aspect, smooth ceiling with inset downlighters, fitted base and wall units, one and a quarter bowl stainless steel sink unit with mixer tap inset into worktops, built in electric oven and four ring gas hob with stainless steel hood above, tiled splashbacks, tiled floor.

**LOUNGE** 17' 5" x 11' 9" (5.31m x 3.58m) Double glazed French doors to rear garden, smooth ceiling with inset downlighters, wood flooring, radiator.

**WC** Double glazed window to side aspect, radiator, smooth ceiling with inset downlighters, extractor, pedestal wash hand basin, close coupled WC, radiator, tiled floor, tiled splashbacks.

**FIRST FLOOR LANDING** Double glazed window to side aspect, airing cupboard, radiator, smooth ceiling inset with downlighters, loft access.

**BEDROOM ONE** 11' 1" x 11' (3.38m x 3.35m) + recess. Double glazed window to front aspect, radiator, smooth ceiling with inset downlighters, built in wardrobes.

**ENSUITE** 6' 2" x 5' 10" (1.88m x 1.78m) Double glazed window to front aspect, heated towel rail, smooth ceiling with inset downlighters, extractor, tiled shower cubicle, pedestal wash hand basin, close coupled WC, part tiled walls tiled floor.

**BEDROOM TWO** 11' 10" x 9' 2" (3.61m x 2.79m) Double glazed window to rear aspect, radiator, smooth ceiling with inset downlighters.

**BEDROOM THREE** 11' 9" x 8' (3.58m x 2.44m) Double glazed window to rear aspect, radiator, smooth ceiling with inset downlighters, wood flooring.

**BATHROOM** 7' 4" x 5' 9" (2.24m x 1.75m) Smooth ceiling with inset downlighters, extractor, heated towel rail, panelled bath with mixer tap and shower attachment, pedestal wash hand basin, close coupled WC, part tiled walls, tiled floor, electric shaver point.

**REAR GARDEN** Paved patio area, laid to lawn, flower and shrub beds, fencing, gated side access.

**GARAGE** Electric roll up door, power and light connected.

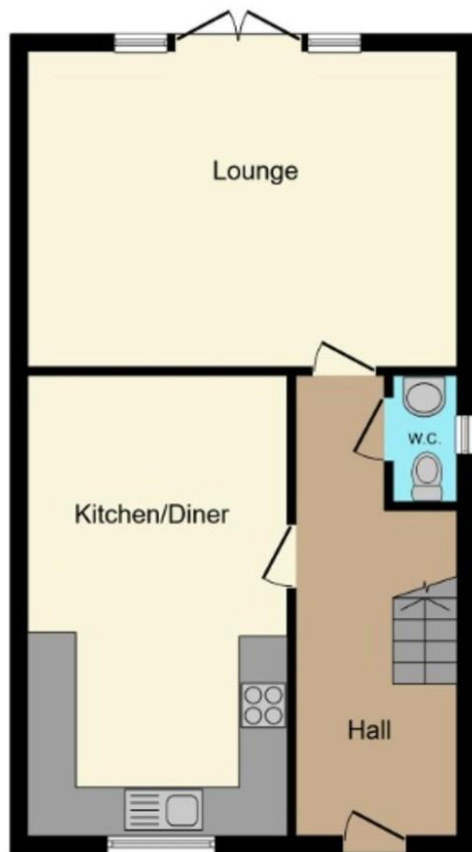
**FRONT** Block paved frontage, driveway.



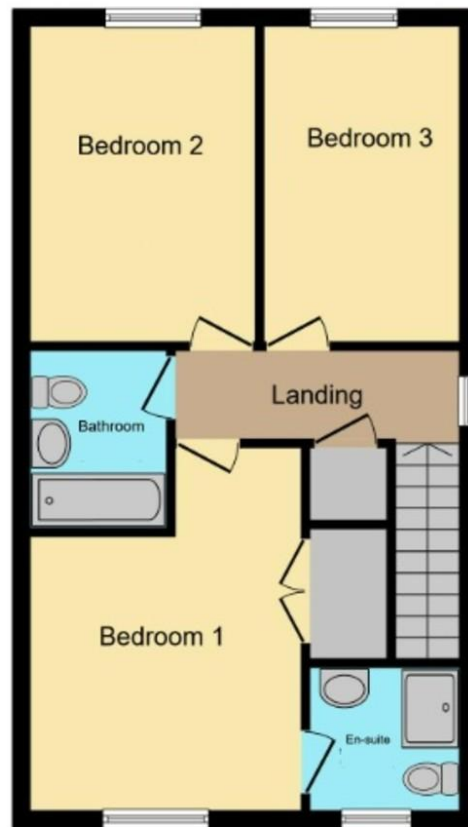


To view this property call Curtis O' Boyle Estate Agents on **01621 855558**





**Ground Floor**



**First Floor**

Total floor area 103.5 m<sup>2</sup> (1,114 sq.ft.) approx



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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