



Barnmead Way, Burnham-On-Crouch CM0 8QD  
Asking price £545,000

To view this property call  
01621 734300

**SJ WARREN**  
[www.sjwarren.co.uk](http://www.sjwarren.co.uk)





## The accommodation comprises

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Located in a quiet private mews of select house and being located on the fringes of Burnham, but still offering easy access to the shops, restaurants, railway station and river front.

This very nicely presented four bedroom detached house is offered with NO ONWARD CHAIN the ground floor offers of a generous size lounge, dining room, large kitchen/breakfast room, utility room and a lovely summer room, this does give the option if you like a modern style of living to all be opened up.

The first floor has four excellent size bedrooms with the main room which is a particularly large room with an en-suite and finally a family bathroom.

Externally a lovely private and manageable size rear garden and to the front its own drive to a double garage with dual opening doors, power and light.

### Entrance hallway

16'5 x 7'4

Double glazed entrance door to the hallway which has engineered oak flooring, radiator and stairs to the first floor landing.

### Cloakroom/w/c

The engineered oak flooring continues from the hallway and there is a w/c with built in cistern, hand wash basin with vanity cupboard below. Part wood panelled walls, radiator, white heated towel rail and a double glazed window to the front.

### Lounge

11'5 x 19'3

The lounge is a generous size with a sandstone fireplace and surround with a gas coal effect fire, television point and two radiators. Double glazed window to the front and double opening doors to the dining room.

### Dining room

10'9 x 11'5

Plenty of room here to entertain and have a good size family table and chairs, radiator and double glazed patio doors leading to the summer room, door to the kitchen/breakfast room.

### Summer room

11'7 x 11'1

This is a lovely room to enjoy all year round and has a large lantern style roof letting in bags of natural light. The room is double glazed and has two radiators and a television point.

### Kitchen/breakfast room

16'2 x 13

This is an excellent size room and comprises of a range of cream eye level units with part back tiling, matching base units with drawers, wine rack and work surfaces over. Integral dish washer, fridge/freezer, built in stainless steel AEG oven, inset electric induction hob with above extractor and an inset one and a half sink. In addition there is a matching breakfast bar/island with cupboard and drawers, tiled flooring, under stair storage cupboard, chrome radiator/towel rail and dual double glazed windows to the rear.

### Utility room

8'4 x 6'1

Once again a good size room and it also has an internal door to the double garage. Tiled flooring and a range of cupboards with work surface and an inset stainless steel sink, concealed boiler for hot water and heating(not tested) plumbing for washing machine, double glazed window and door to the rear.

### Landing

Loft access, linen cupboard with shelving and radiator.

### Bedroom en-suite

18'5 x 11'5

An excellent size double room with a double and single built in cupboard/wardrobe to one wall, radiator, double glazed window to the front and door to the en-suite

The en-suite comprises of a walk-in shower cubicle, w/c and hand wash basin with vanity surround and cupboards below, shaver point, radiator and a double glazed window to the front.

### Bedroom two

11'8 x 11'5

This is a lovely nice bright and airy room with again double and single built-in cupboard/wardrobes, radiator and a double glazed window to the rear.

### Bedroom three

13'8 x 8'5

Double glazed window to the front, double built in /wardrobe and radiator.

### Bedroom four

9'9 x 8'5

Double glazed window to the rear and radiator.

### Bathroom

The bathroom comprises of a panelled bath with taps/shower attachment and above fitted shower, close coupled w/c, pedestal hand wash basin. Tiled walls, shaver point, radiator and a double glazed window to the rear.

### Rear garden

The property has a good size rear garden which is private and unoverlooked, comprising of a patio/entertaining area and side path with gate to the front. Neatly laid lawn with surrounding, shrubs, plants and mature trees, arch with climbing roses to a second circular patio and garden shed.

### Front garden

The front garden is neatly laid to lawn with a mature tree and could offer space for an additional drive/parking.

### Drive and double garage

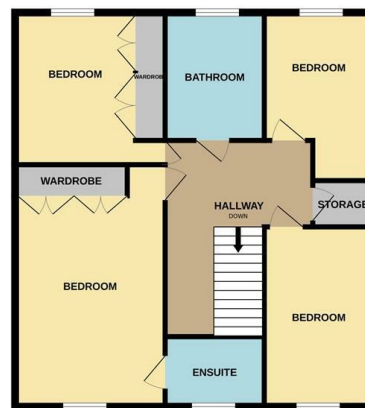
The drive has space for multiple vehicles leading to the garage, this has dual up and over doors power and light.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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