



Maple Way, Burnham-On-Crouch CM0 8TS  
Offers in excess of £455,000

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01621 734300

**SJ WARREN**  
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## The accommodation comprises

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### DUAL LIVING OPPORTUNITY/EXTRA INCOME.

located on the very popular Maple Leaf estate which offers short cuts to the railway station, country park, marina and river front, along with the high street, shops, restaurants and yacht clubs.

This very nicely presented four bedroom detached house comes with AN ANNEXE TO THE SIDE with a lounge combined bedroom and its own kitchen and front door.

The main house offers in addition a spacious modern kitchen/dining room with a large utility room/reception room of your choice, lounge and a wet room easily accessible for the annexe.

The first floor has four excellent size double bedrooms and a family bathroom, externally a superb gardeners garden which is also south facing. To the front there is a large drive/parking for at least five vehicles, with potential to increase this to even more parking, if required.

### Entrance hallway

Double glazed entrance door to the hallway which has quality laid wood effect Rhino vinyl flooring and two built in storage cupboards.

### Lounge

19'3 x 11'6

The lounge is an excellent size with the stairs to the first floor landing and a recess space below. and light windows to the annexe. Television point, two radiators and double glazed windows to the front and side.

### Kitchen/dining room

16'6 x 10'9

This is a very generous size room and really bright and airy, facing the beautiful south facing rear garden. The kitchen has a large range of modern white eye level units with under lighting, matching base units and drawers with roll top wood effect work surfaces over. Inset white enamel sink and drainer, electric fitted slot in oven to remain, space for fridge/freezer, plumbing for washing machine and dish washer. The Rhino vinyl flooring from the hallway extends throughout this room, the breakfast/dining table space has double glazed patio doors to the rear and there is a door also to the large utility room/reception room(see details)

### Utility room/reception room

10'2 x 8'4

This room has been added by taking part of the original garage (with building regs) and is so much more than a utility room. This is totally versatile in its use, study, play room or with the sink perhaps you are a home hair dresser. Wood effect laminate flooring, double glazed window and door to the rear garden.

### Annexe

19'3 x 8'5 kitchen 11'3 x 7'8

PLEASE NOTE although the annexe is accessible from the hallway it does also have its own front door and the ground floor shower wet room is easily accessible. Whether a cared for relative, teenage accommodation or similar, this is an excellent size with a large combined lounge and bedroom space backing the garden and kitchen.

The kitchen has a range of beech effect eye level units, matching base units with drawers and complimentary work surfaces over, fitted slot in gas cooker to remain and space for fridge/freezer. Loft access, double glazed window to the rear, own door to the front and a wall mounted outside key safe.

### Shower/wet room

As mentioned this is adjacent to the annexe, so easily accessible and fine to become sole use for the annexe. Electric shower, low level w/c, hand wash basin, chrome heated towel rail, part tiled walls and a double glazed window to the side.

### Landing

Linen cupboard with lagged water tank, loft (insulated) access with ladder.

### Bedroom one

14 x 10'2

This room along with all the rooms is a good size double room with a range of fitted wardrobes, matching shelving, above bed bridging cupboard with down lighting, bed side cabinets, chest of drawers and dressing table. Television point, radiator, telecom point and a double glazed window to the front.

### Bedroom two

11'9 x 10'4

Another excellent size double room with television point, built in wardrobe recess with hanging space, radiator and a double glazed window to the rear.

### Bedroom three

10'1 x 8'8

Double bedroom with a double built in wardrobe, radiator, television point and a double glazed window to the front.

### Bedroom four

9'8 x 8'5

The smallest of the four rooms but still a double room, radiator and a double glazed window to the rear.

### Bathroom

Panelled bath with above electric shower and screen, pedestal hand wash basin, close coupled w/c, chrome heated towel rail, part tiled walls and a double glazed window to the side.

### Rear garden south facing

This is a gardeners garden, if you enjoy your garden and looking after it, then you will appreciate this excellent size garden. Commencing with a good size patio to sit enjoy those hot summer days, water tap and a side access with gate to the front. Neatly laid lawn with a mature wild cheery tree, an array pf plants, shrubs and flowers make this a gorgeous garden, close board fenced boundaries with the rear most recently replaced. There is a 6 ft x 4 ft greenhouse and a god size potting shed which is in excellent order.

### Drive/parking

The block Pavia drive and parking will comfortably accommodate at least five vehicles, please note this could also be further extended with the remaining lawn to the side that extends to the annexe own front door and path frontage.

### Original garage

PLEASE NOTE to the front is a storage space ideal for hobbies and the rear is the utility/reception room(with building regs)



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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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) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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