



Chandlers, Burnham-On-Crouch CM0 8NY  
£765,000

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 on the fringes of the town but still offering short cuts into the shops, restaurants, yacht clubs, railway station and Burnham's scenic river front and country park.

An extremely well presented four bedroom detached family home with the added benefit of a superb rear garden, on two separate titles in excess of 91 ft x 90 ft.

The property offers a wealth of accommodation including on the ground floor, spacious hallway, cloakroom/w/c, large lounge with open fireplace and multi fuel wood burner, kitchen/breakfast room and utility room, study, dining room and a fantastic conservatory with made to measure Appeal Home Shading French Pinoleum blinds.

The first floor is equally impressive with a superb principal bedroom and en-suite, guest room bedroom two again with en-suite and two further double bedrooms and a family bathroom.

Externally and unique to this property a fantastic garden as mentioned above landscaped with established, trees, shrubs and planted borders and neatly laid lawn.

The property has its own drive for multiple vehicles to a detached double garage with dual up and over doors, power and light.

### Storm porch

### Entrance hallway

Entrance door to a good size hallway which has tiled flooring, two double glazed windows, wall mounted alarm key pad (under a service contract). Understairs storage cupboard, under floor heating with independent thermostatic control and radiator.

### Cloakroom/w/c

Tiled flooring, pedestal wash hand basin, close coupled w/c, white panelled heater, half tiled walls and a double glazed window to the front.

### Kitchen/breakfast room

5.00m x 4.37m (16'5 x 14'4)

As with all the rooms in the house this is fitted and presented to a very high standard and the current vendor has given a great deal of thought to the design.

There is a range of modern ivory eye level units and plate rack with above and below lighting and back tiling, matching base units and drawers with quality

granite work surfaces over. Inset white ceramic sink, integrated fridge/freezer, dish washer, pull out larder, ironing board and bin store, inset Whirlpool glass top five ring gas hob with above extractor, Neff double built in dual fuel stainless steel oven with warming drawer below and a built in microwave. Large breakfast bar island with the quality fitted granite work top and a uniquely designed attached solid oak table with stools, cupboards, wine racks and storage below. Tiled flooring, two radiators, door to the utility room and a double glazed window to the rear, double doors to the dining room and conservatory.

### Utility room

2.59m x 2.13m (8'6 x 7'0)

Plenty of space here and a range of, matching to the kitchen, ivory eye level units with back tiling, matching base units incorporating a pull out recycling bin drawer, pull out chopping board and spice rack with work surface over. Inset white ceramic sink, plumbing for washing machine, wall mounted Vaillant boiler (serviced May 2024) double glazed door to the rear and radiator. Wall mounted alarm key pad. Pull across insect screen.

### Lounge

6.76m x 3.76m (22'2 x 12'4)

This is a super size room, bright and airy with a double glazed bay window to the front with fitted white shutter blinds and powder coated aluminium double glazed patio doors to the rear. Engineered oak flooring, large brick open fireplace with above hard wood mantle and an inset cast iron multi fuel wood burner, television point and two radiators.

### Dining room

4.29m x 3.56m (14'1 x 11'8)

A lovely room to entertain with plenty of room for a good size family table and chairs. Engineered oak flooring, radiator and double glazed sash windows to the front.

### Study

2.87m x 2.59m (9'5 x 8'6)

A lovely room to work from home whilst enjoying views over the garden, double glazed window to the rear and radiator.

### Conservatory double glazed

5.82m x 4.09m (19'1 x 13'5)

This is a fabulous addition to the property with bags of space to relax or entertain, fitted with made to measure French Pinoleum Blinds. This makes for a great all year round room with tiled flooring and under floor heating with its own independent thermostatic control, television point, radiator and double wall mounted display cabinet.

### Landing

Double glazed window to the front, loft access and an airing cupboard with pressurised water tank, shelving and storage.

### Principal bedroom en-suite

7.11m x 3.89m (23'4 x 12'9)

This is a truly exceptional room with bags of space for your wardrobes and bedroom furniture. Once again this is such a bright and airy room with double glazed windows to both aspects, two radiators, television point and door to the en-suite.

En-suite with a walk in shower cubicle and down light, close coupled w/c, wash hand basin with double vanity cupboard below and a quartz vanity top. A chrome heated towel rail. Down lighting, tiled flooring and walls, expel air and a double glazed window to the rear.

### Bedroom two (guest room) en-suite

3.68m x 3.25m (12'1 x 10'8)

A great room for guests staying, with a built in cupboard/wardrobe, radiator and door to the en-suite.

En-suite with a walk in shower cubicle with pedestal wash hand basin, close coupled w/c, shaver point and expel air. Tiled flooring, anthracite heated towel rail and a double glazed window to the rear.

### Bedroom three

4.27m x 3.20m (14'0 x 10'6)

Another nice double room with a double glazed window to the front and radiator.

### Bedroom four

2.64m x 2.16m (8'8 x 7'1)

Double glazed window to the side, television point and radiator.

### Bathroom

Tiled flooring and walls, walk in shower cubicle with

down light, panelled bath and taps, pedestal wash hand basin and close coupled w/c. Chrome heated towel rail, expel air, shaver point, double wall mounted vanity unit and a double glazed window to the rear.

### Rear garden

27.74m ft x 27.43m ft (91 ft x 90 ft)

An exceptional size garden and so rare for a modern style house offered with two separate titles. The garden commences with a large Indian sandstone patio/entertaining area which extends to a path and wraps around the conservatory. To one side there is a side gate leading to the front and water tap, with the main garden neatly laid to lawn with an array of wonderful mature trees including fruit and nut, shrubs and plants (please see photographs) and planted surrounding borders plus a raised vegetable bed. To one flank there is a pergola with electric light and a circular patio offering a lovely area to bbq and entertain, with a further seating area and pergola to the rear of the garden. Summer house with attached log store, power and light and its own consumer unit and a water feature and Victorian style lamp post both powered from the double garage which again has its own consumer unit and a side courtesy door.

### Front garden

The front garden is split in two by an Indian sandstone path to the front door, laid to lawn either side with a planted front border and water tap.

### Drive to garage

The drive offers parking for multiple vehicles and leads to the double detached 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		
<b>England &amp; Wales</b>		

**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		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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