



Oyster Close, Burnham-On-Crouch CM0 8GL  
£580,000

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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Positioned in a prime location which is a very short walk to Burnhams gorgeous river front, offering some fabulous coastal walks.

Equally accessible are the shops, restaurants, yacht clubs and general amenities, including the train station which is linked to London Liverpool Street Station.

Oyster Close is two individually designed family homes approached via a private driveway, of which this property holds the title for.

This offers it's new owners a quiet private location within the conservation area and an extremely well presented four bedroom detached house with many quality additions made by the current vendors.

The ground floor offers a generous hallway, cloakroom/w/c, high specification fitted kitchen/breakfast room, utility room, spacious lounge, study and dining room.

The first floor offers four generous size bedrooms, two of which have en-suites and a family bathroom. Externally if you love your sun, a south facing garden, privately screened and beautifully set out to relax, enjoy and entertain (PLEASE SEE PHOTOGRAPHS). To the front the property has its own driveway for multiple vehicles, to a detached double garage with power, light and a boarded loft space.

### Storm porch Storm

The entrance porch has two white columns and an above electric lantern style light.

### Entrance hallway

Entrance door to a generous hallway which has been very tastefully laid with marble tiles, stairs to the first floor and radiator. Wall mounted alarm keypad and a wall mounted Nest touch pad for the Nest smart home system/security and a cloaks/shoe cupboard.

### Cloakroom/w/c

The marble tiling continues into this room which consists of a close coupled w/c and hand wash basin with splash back tiling. Double glazed sash window to the rear and radiator.

### Kitchen/breakfast room

14'9 x 9'9

The kitchen like the house throughout is fitted and presented to a very high standard. Fitted with range of high specification high gloss charcoal grey eye level units with glass yellow lomou back tiling.

Matching base units with under lighting and plinth lights, bullnose edge Quartz work surfaces over, inset stainless steel sink with mixer taps/rinse tap and sliding glass openers, inset Neff induction hob with above extractor and Neff built in oven below. integrated Bosch dish washer, wine chiller, Zanussi freezer and integrated fridge which is incorporated in the matching breakfast bar that also has built in cupboards below and bullnose edge work top. The floor is ceramic tiled and there are LED down lights, double glazed sash window to the side and to the front which overlooks gardens, radiator, television point and double glazed French doors to the rear.

### Utility room

5'4 x 5'1

The tiled flooring continues from the kitchen, beech effect base units with work top over and an inset stainless steel sink, plumbing for washing machine below. Double glazed sash window to the rear and radiator.

### Lounge

19'5 x 12'2

The lounge is a lovely size room with quality marble tiled flooring, limestone fireplace and surround with an inset flat fronted gas log flame effect remote control fire. Television point, radiator, double glazed sash windows to the front facing open gardens and side and double glazed French doors leading out on to the garden.

### Dining room

12'3 x 8'4

Plenty of space for a good size family table and chairs and to entertain, double glazed sash window to the front facing open gardens. Double glazed sash window to the side and radiator.

### Study

9'4 x 7'1

The marble flooring continues and this room has a lovely aspect to work from, overlooking gardens to the front from the double glazed sash window and radiator.

### Landing

The landing has also been tiled with quality marble, radiator and loft access. Linen cupboard with a wall mounted boiler and lagged water tank and a double glazed sash window to the rear.

### Principle bedroom en-suite

14'7 x 11'8

This room has the benefit of a wall mounted air conditioning unit for cool and hot air, radiator and double fitted wardrobe. Double glazed sash window to the front and radiator.

### Bedroom two en-suite

10'6 x 9'6

An excellent size second bedroom/guest room with double glazed sash windows to the rear and side, radiator.

### Bedroom three

11'1 x 8'9

Another good size double room and if you were not really needing the four rooms, the option to knock into bedroom one and make an excellent size principal suite. Double glazed sash window to the front and radiator.

### Bedroom four

9'4 x 9'3

A good size fourth room with a double glazed sash window to the front overlooking open gardens and radiator.

### Bathroom

Panelled bath with twin grips, pedestal hand wash basin, close coupled w/c, part tiled walls and shaver point. LED down lighting, expel air, chrome heated towel rail, double glazed sash window to the front.

### Rear garden

The garden has been designed not only to enjoy the south facing sun but particularly to relax, entertain, work from and enjoy whatever the weather. We would ask you to pay particular attention to the video tour and photography to get a true feel. Commencing with a large non slip decked sun terrace/entertaining area, one part for your table and chairs, whether enjoying a bbq or al fresco dining, the other side has a top quality graphite grey aluminium Titan Nova pergola, this has a louvered roof which can be fully opened or partially to suit you and also to the front has a pull down blind, maybe a snooze or you fancy working from home in the outside air. In addition there are also LED multi colour lights, to match the water feature and outside lights, outside water tap and power points. The garden is privately screened and neatly laid to

lawn, side gate with key lock, courtesy door to the garage and storage space to the side of this.

### Own drive and garage

The property has its own drive offering parking for multiple vehicles, leading to a detached double garage. The garage has two sets of double opening doors, power, light, boarded loft space and a work bench with matching cupboards to remain.

### Private driveway and frontage

The property has planted borders to the front that stretch to one side and a turning point. PLEASE NOTE the property owns the private driveway and the turning circle, with of course giving right of access to the second property.



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			87
(81-91) B		79	
(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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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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