



Park Road, Burnham-On-Crouch CM0 8ER  
£675,000

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 one Burnham's most popular roads, offering easy access to the high street shops, restaurants, yacht clubs and general amenities. If you have dogs or just enjoy picturesque coastal walks then just a short stroll down Park Road will get you on to the country park and sea wall, ideal also for the marina.

This spacious four bedroom detached house situated on a large plot with a rear garden in excess of 135 ft, offers versatile accommodation with enormous scope to extend (stp).

The ground floor has a good size hallway, shower room/w/c, lounge to a very large conservatory, kitchen with a spacious open plan breakfast room/dining room, utility room and a further reception room/potential bedroom five.

The first floor has four good size bedrooms and a family bathroom.

Externally if you love your outside space and gardening, then this wonderful garden in excess of 135 ft should tick all the boxes.

To the front a very private hedged boundary, leading to the properties own L shaped drive for multiple vehicles and a n attached garage with power and light.

### Entrance hallway

Wooden entrance door to a good size hallway with a cloaks cupboard, understairs recess space and radiator. Stairs to the first floor landing, double glazed window to the front and solid oak wood flooring.

### Shower room/w/c

Tiled flooring and majority tiled walls, hand wash basin with vanity surround incorporating a w/c with built in cistern and vanity cupboards below. Walk in double shower cubicle with rain and hand held showers, chrome heated towel rail and dual double glazed windows to the side.

### Lounge

22'5 x 11'9  
This along with all the rooms is a lovely bright and airy room, with a double glazed window to the front and side and double glazed patio doors to the conservatory. White fireplace surround with a cosy open fire, two radiators and television point, PLEASE NOTE there is potential to open this room to the adjacent reception room and equally that room into the kitchen/breakfast room(subject to consents

required) The versatility of the rooms offers enormous potential to reconfigure to your own tastes and requirements, not to mention the potential to extend (stp)

### Conservatory

22'9 x 12'7  
Double glazed with solid wood oak flooring and a sun reflecting roof.

### Kitchen

15'5 x 10'1  
All the rooms are good sizes and this is open plan to the breakfast room/dining room which works particularly well for large family gatherings or entertaining. The kitchen has a range of oak eye level units incorporating a dresser unit with display cabinets and drawers, matching base units with drawers and marble effect work surfaces over. Integrated dish washer, inset stainless steel one and a half sink, stainless steel range with six gas rings and dual electric ovens with above extractor, space for fridge/freezer.

Solid oak flooring that runs into the open plan breakfast/dining room and down lighting.

### Breakfast room/dining room

18'3 x 11'3  
This is an excellent size room great for family events or entertaining, bags of space for you table and chairs. Double glazed double to the rear garden, radiator and double glazed double doors to the conservatory.

### Utility room

12'7 x 8'8  
Tiled flooring, base units with solid wood work surfaces over, plumbing for washing machine, space for tumble dryer and additional fridge. Inset white butler sink, wall mounted boiler for hot water and heating (not tested) double glazed window and door to the rear and radiator.

### Reception room/potential fifth bedroom

12'2 x 9'8  
A reception room of your choice or an excellent fifth ground floor bedroom. Built in shelving and cupboards to one wall, solid oak wood flooring and a double glazed window to the rear.

### Landing

Built in linen cupboard with lagged water tank and shelving, loft access and a double glazed window to the front.

### Bedroom one

14'9 x 12'4  
A lovely size double room with plenty of space for fitted or free standing wardrobes, double glazed window to the side and radiator.

### Bedroom two

12'3 x 10'9  
Again a decent size double room with space for free standing or fitted wardrobes. Exposed wooden floorboards, radiator and a double glazed window to the side.

### Bedroom three

12'0 x 10'9  
Another double with space for your wardrobes, radiator and a double glazed window to the rear.

### Bedroom four

11'0 x 7'0  
Wood effect laminate flooring, radiator and a double glaze window to the side.

### Bathroom

Exposed wooden floorboards, free standing ball and claw bath with chrome effect taps and a shower attachment, his and hers free standing hand wash basins with vanity cupboards below and a close coupled w/c. Tiled walls, chrome heated towel rail and window to the side.

### Rear garden

in excess of 135 ft  
If you love your outside space and gardening, then this is the garden for you, commencing with a large raised decked sun terrace/entertaining area double electric sockets and outside water tap. The main garden is to lawn with an array of well stocked planted borders, mature shrubs, plants and trees, including cooking and eating apple, green gage, victoria plum, peach and fig tree.

The garden is then sectioned of with trellis style fencing leading to a very good size vegetable plot with enclosed beds, green house and shed.

To one side of the house is a path and gate giving access to the front.

### Frontage, drive and garage.

The front boundary has a private mature hedged boundary leading to an L shaped driveway, for multiple vehicles. The remaining frontage is to lawn with a planted border, this area potentially could be made into additional parking if required.

The garage has double opening 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) <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>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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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