



Calm Patch, Burnham-On-Crouch CM0 8GZ  
£470,000

To view this property call  
01621 734300

**SJ WARREN**  
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## The accommodation comprises

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Calm Patch a private mews of select houses off Riverside Road, rarely do these properties come for sale and for good reason. The location to the high street, shops, restaurants, yacht clubs and Burnhams riverfront/marina make this very sought after.

This spacious three bedroom detached family home has been extremely well cared for by the current owners and offers a high standard of accommodation throughout.

The ground floor offers a good size entrance hall, cloakroom/w/c, a spacious lounge and an equally impressive kitchen and dining area.

The first floor offers three good size double bedrooms with the main room having an en-suite and a tastefully fitted family bathroom with Jacuzzi bath.

Externally there is a generous and private rear garden which has been recently and very tastefully landscaped, offering plenty of areas to entertain, relax or enjoy a bbq or two.

### **Storm porch**

Storm porch with down light to the main door.

### **Entrance hallway**

8'3 x 5'8

Entrance door to the hallway which has a quality laid oak wood effect laminate floor, radiator, cloaks cupboard and stairs to the first floor.

### **Cloakroom/w/c**

Oak panelled door to the cloakroom which comprises of a w/c with built in cistern and vanity surround incorporating a cupboard and shelving. Hand wash basin with vanity cupboards below, tiled flooring, chrome heated towel rail and a double glazed window to the side.

### **Kitchen & dining area**

14'3 x 18'8

An excellent size room with a glazed oak panelled door leading to the kitchen and dining room, and as with the house throughout very nicely presented. The kitchen has a modern range cream eye level units with under lighting, matching base units, larder and wine rack complimentary work surfaces. Inset one and a half sink with above plinth and down lights, integral dish washer and washing machine (newly replaced) inset Neff induction hob with above

extractor and a built in stainless steel Neff oven, down lighting and a double glazed window to the rear and double glazed door to the side.

The dining area has plenty of room for a good size table and chairs and to entertain, the oak effect flooring continues from the hallway and there is a radiator and double glazed window to the front.

### **Lounge**

19'2 x 11'9

A spacious bright and airy room again with the oak effect laminate flooring running through, sand stone fireplace surround with a marble hearth and a cosy flat fronted wood burner, to enjoy on those cold winter evenings.

Television point, two radiators and a double glazed window to the front and bi folding double glazed doors opening to the rear garden.

### **Landing**

11'5 x 9'1

Oak balustrade staircase and spindle to the lading, with loft access, airing cupboard and lagged water tank, shelving, double glazed window to the rear.

### **Bedroom one en-suite**

11'8 x 12

A lovely size double room with double built in mirrored sliding wardrobes to one wall, television point, radiator and double glazed windows to the front and side.

En-suite comprising of corner shower cubicle, free standing hand wash basin with vanity cupboards below, w/c built in cistern, chrome heated towel rail, down lighting, shaver point and a double glazed window to the side.

### **Bedroom two**

12'1 x 8'9

Another good size double room with a double glazed window to the front rear and radiator.

### **Bedroom three**

9'7 x 8'9

The third room is again a double and has double glazed window to the front and radiator.

### **Bathroom**

Very nicely fitted with quality shower boarded walls, an oversize jacuzzi style bath with above rain and hand held shower plus screen. W/c with vanity

surround and cupboards below, hand wash basin with double vanity cupboards below, down lights, chrome heated towel rail and a double glazed window to the rear.

### **Rear garden**

The property has a lovely private garden and recently landscaped to a high standard with a large focal point center water feature. There is a non slip decked sun terrace/entertaining area to the front of the house with an above electric sun canopy, making this a great place to dine al fresco. To one side of the garden is a path with stepping stones and coloured gravel and a laid to bark border with round robin plants and rhododendrons and a second decked seating area with a corner summer house. The main garden is neatly laid to lawn with close boarded and hedged screening boundaries, to one side there is a good size patio area with mature shrubs screening and a gate to the front. The opposite side has a smaller patio area and garden shed and there is also an outside water tap.

### **Driveway and double garage**

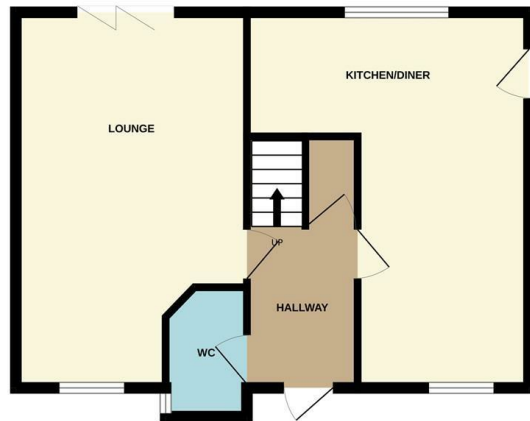
The property has a driveway for at least 4/5 vehicles and leads to a detached garage with dual up and over doors, power and light.



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			84
(81-91) B			
(69-80) C		71	
(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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