



Mildmay Road, Burnham-On-Crouch CM0 8ED  
£485,000

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 of Burnhams very popular roads, offering easy access to the high street, shops, restaurants, yacht clubs, river front and railway station.

This four double bedroom semi detached extended house over three floors is offered to a high standard throughout.

The ground floor offers an impressive spacious entrance hall/reception room with a study space and bags of storage, cloakroom/w/c, large lounge with wood burner and a superb kitchen and dining space. The second floor offers two excellent size double bedrooms and a family bathroom and the third floor another double bedroom and the principal bedroom with en-suite and dressing area.

Externally if you love your outside space, this fantastic garden in excess of 125 ft should tick all the boxes, superb split level patio/entertaining areas, lovely garden and a shaped outbuilding/work shop with power and light to one side.

### **Entrance hall/recep area & study space.**

15'2 x 9'8

Entrance hall with double glazed side screen windows to the hall/reception room. This is an excellent size space and much more than just the entrance hall, with quality fitted Herringbone wood effect laminate flooring and down lighting. Oak staircase and stairs to the second floor with an under stairs desk/study area with built in cupboards, two sets of double built in cloaks cupboards to one wall, offering bags of storage space.

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

A continuation of the wood effect Herringbone laminate flooring, close coupled w/c, hand wash basin with vanity cupboard below. Down lighting, expel air, wall mounted double storage cupboard and a white heated towel rail.

### **Lounge**

16'6 x 12'9

The Herringbone flooring continues into here and the kitchen/dining room. This is a lovely size bright and airy room with a double glazed bay window to the front with fitted blinds, television point and radiator. On those cold winter evenings there is a cosy cast iron fitted wood burner with above wooden mantle, recess to one side ideal for log storage and down lighting.

### **Kitchen/breakfast and dining room.**

15 ext 19'4 x 13'2 max

This superb size room has a modern kitchen with breakfast bar and a good size dining area. The kitchen has a range of white high gloss eye level units with under lighting, matching base units and drawers with wood effect work surfaces and matching breakfast bar. Inset electric induction hob with stainless steel splash back and above stainless steel extractor and built in oven. One and a half sink, integrated fridge/freezer, dish washer, down lighting and a double glazed window to the side.

The dining area which is a good size space is ample space for a good size family table, with bench seating and below storage. Double glazed window and door to the rear and a vertical white column style radiator.

### **Second floor landing**

Oak balustrading staircase to a generous size landing, double glazed window to the side and down lighting.

### **Bedroom**

All the bedrooms are good size double rooms and this has a built in cupboard/wardrobe, radiator and double glazed window to the rear.

### **Bathroom**

The bathroom as with the property throughout has been very nicely fitted with a panelled bath, rain and hand showers with shower screen, close coupled w/c and a hand wash basin with double vanity cupboards below. Down lighting, tiled walls, expel air, black heated towel rail and a double glazed window to the side.

### **Bedroom**

Another excellent size double room with dual double glazed windows to the front with fitted blinds. Two single built in cupboard/wardrobes, down lighting and radiator.

### **Third floor landing**

Another oak balustrading staircase to this floor which has a double glazed window to the side.

### **Principal bedroom en -suite**

This being the main bedroom again is very spacious with the added benefit of a good size dressing area, with part reduced head height to one side. Down lighting, double glazed window to the side with fitted

blind and radiator.

En-suite once fitted to a very nice standard with a double walk in shower with rain and hand held showers, pedestal hand wash basin and a close coupled w/c. Expel air, black heated towel rail and a double glazed window to the side.

### **Bedroom**

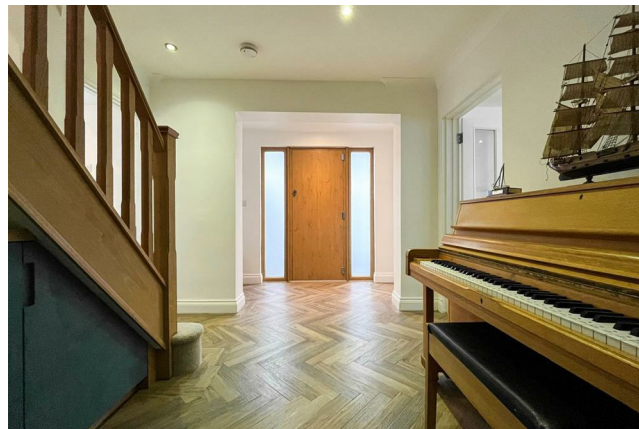
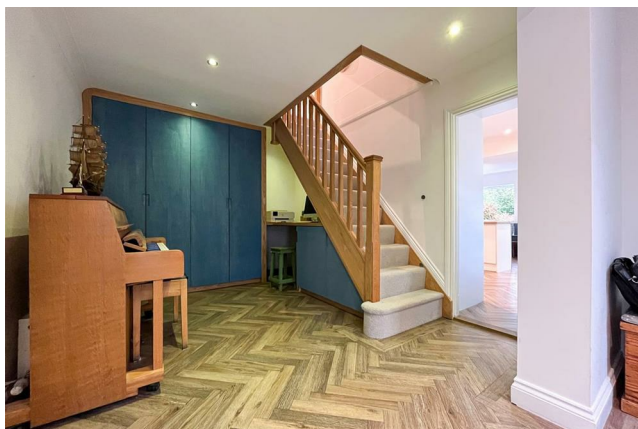
This double room would certainly be a dream come true for young children, with its own fitted climbing wall (see photography) under separate negotiation. Plenty of space for fitted or free standing bedroom furniture, radiator and a double glazed window to the rear and side.

### **Superb garden in excess of 125 ft**

If you love your garden and outside space and enjoy to entertain, this is the garden for you. In excess of 125 ft and commencing with a gorgeous split level patio/entertaining area which also extends to one side of the house, with gate to the front, water taps and power points.

The garden has a side path running the length of the garden and is neatly laid to lawn with close board fenced boundaries and some planted surrounding borders.

To the rear of the garden are two adjoined L shaped storage sheds/workshop, one side of which has power and light, offering a great space for your hobbies and interests.



**Consumer Protection from Unfair Trading Regulations 2008.**

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