



Mildmay Road, Burnham-On-Crouch CM0 8ED  
£480,000

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 a very popular road that offers easy access to the high street, shops, restaurants, railway station, yacht clubs and Burnhams scenic river front and marina.

This spacious four bedroom family home in lovely order throughout, is spread over three floors.

The first floor has a generous lounge and dining room split by a center staircase, a superb kitchen/breakfast room and cloakroom/w/c.

The second floor has a fantastic principal bedroom with double doors to a balcony and an open plan en-suite and a second double bedroom.

The third floor offers two further bedrooms and a very nicely fitted bathroom.

Externally if you love your garden, then this in excess of 110 ft garden with a patio/entertaining area, pergola and hot tub (under separate negotiation) and an excellent size chalet/home office with power and light.

### Entrance porch

Double glazed sliding door with side screen windows to the porch.

### Lounge and dining room

27'4 x 13'5

Double glazed door to the lounge and dining room which are split by a center staircase to the second floor. The lounge is a good size with a cosy open fireplace and white surround, to enjoy on those cold winter evenings. The double glazed bay window to the front with fitted blind lets in bags of natural light, television point, down lighting and radiator.

The dining room again is an excellent size offering plenty of space for a good size table and chairs. Double glazed bay window to the side, radiator and double doors to the kitchen/breakfast room.

### Kitchen/breakfast room

24'7 x 12'8

Once again a great size and whether you enjoy cooking or entertaining, this is ideal. The kitchen has a large range of modern high gloss two tone white and grey eye level units with back tiling, matching base units and drawers with complimentary work surfaces over. Integrated washing machine, dish washer, inset stainless steel sink, built in stainless steel oven, recess for American style fridge/freezer. The matching breakfast bar/island has an inset induction hob with above extractor, drawers and

cupboards below, tiled flooring and down . Double glazed window to the side, double glazed patio sliding door to the rear and door to the cloakroom/w/c.

### Cloakroom/w/c

The tiling continues from the kitchen and there is a pedestal had wash basin, close coupled w/c, heated chrome towel rail and expel air. Wall mounted boiler for hot water and heating(not tested) and a double glazed window to the rear.

### Second floor landing

Double glazed window to the side and stairs to the third floor.

### Principal bedroom en-suite

24'4 x 10'5

This is a super room bags of space and bright and airy with double glazed double doors opening on to a balcony laid to Astro Turf. Even more light from a velux style ceiling window, tv point, radiator and door to a walk in wardrobe with tiled floor and a double glazed window to the side.

The en-suite is a modern style open plan with a free standing bath, hand wash basin with vanity cupboards below, close coupled w/c with privacy wall.

Tiled flooring and walls, white heated towel rail and a double glazed window to the side.

### Bedroom

12'6 x 12

Another lovely size double room with dual double glazed windows to the front and fitted blinds, radiator and tv point.

### Third floor landing

Down lighting and a double glazed window to the side.

### Bedroom

11'9 x 9'7

The third double bedroom with double glazed windows to the side and rear, down lighting, eaves storage and radiator.

### Bedroom

11'8 x 6'6

This although the fourth bedroom this is still a good size single room with eaves storage space, radiator and double glazed window to the front.

### Bathroom

Tiled walls and down lighting, over size walk in shower cubicle, close coupled w/c, pedestal hand wash basin. Chrome heated towel rail, expel air, chrome heated towel rail and a double glazed window to the side.

### Rear garden

in excess of 110 ft

If you enjoy your outside space, entertaining or a keen gardener then this large garden should hit the spot. Commencing with a raised patio/entertaining area with a brick built bbq, outside cold water tap and twin electric sockets, side path and gate to the front. Steps lead down to the main garden that is neatly laid to lawn with a center path, a variety of established plants and shrubs, bay and olive trees. Close board fenced boundaries and to the rear of the garden a large chalet/home office (18'0 x 7'5) with power and light.



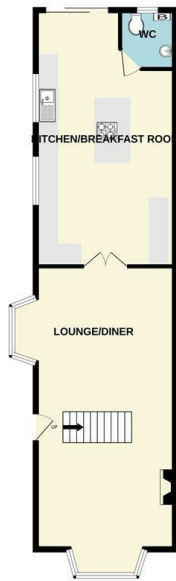
GROUND FLOOR



1ST FLOOR



2ND 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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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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