



The Cobbins, Burnham On Crouch CM0 8QL
£565,995

To view this property call
01621 734300

SJ WARREN
www.sjwarren.co.uk

The accommodation comprises

Located on the fringes of Burnham but still offering easy access to the town centre, shops, restaurants, yacht clubs and the river front and country park. The Cobbins is a small development of select executive style detached house and as you will see, the owners rarely offer them for sale. This four bedroom home is situated on one of the largest plots, with a superb garden that wraps around the house. The ground floor offers a cloakroom/w/c, large lounge, equally impressive dining room and a kitchen/breakfast room and utility room. The first floor has four generous size double bedrooms with the principle room having an en-suite, finally the bathroom. Externally the excellent size garden wraps around the property, giving you the option to follow the sun throughout the day. The large frontage offers plenty of parking and the option to remove the wall to the side garden could offer much more parking and potential for another garage (stp) OFFERED WITH NO ONWARD CHAIN.

Entrance hallway

13'7 x 6'7
Double glazed entrance door to the hallway, which has the stairs to the first floor landing, understairs storage cupboard and radiator.

Cloakroom/w/c

Tiled walls and flooring, w/c with built in cistern, wall mounted hand wash basin, expel air and radiator.

Lounge

16'3 x 14'7
A lovely size room, nice bright and airy with double glazed windows to the side and rear with the garden wrapping around the property. Television point, two radiators and a wooden fireplace surround with a gas flame coal effect fire.

Dining room

16'3 x 14'3
Once again this is a very good size room, great for entertaining and has the potential to open up into the adjacent kitchen/breakfast room. Double glazed windows to the side and rear to enjoys views of the garden and radiator.

Kitchen/breakfast room

11'9 x 9'9
The kitchen has a range of beech effect eye level

units with underlighting and back tiling, matching base units with drawers and work surfaces over. There is a small matching breakfast bar, inset one and a half sink, inset gas hob with above extractor, built in oven and grill and space for fridge/freezer. Tiled flooring that runs into the utility room and a double glazed window to the rear.

Utility room

13'8 x 5
This is a very good size and has an internal door to the integral double garage. Matching beech units to the kitchen with work surfaces over, space for utilities and plumbing for washing machine, wall mounted boiler(not tested) and a double glazed window and door to the rear.

Landing

Loft access, airing and linen cupboards.

Principal bedroom en-suite

14'7 x 13'8
An excellent size room with two sets of double built in wardrobes to one wall and once again a lovely bright and airy room. Television point, radiator and double glazed window to the front. En-suite with a corner walk in shower cubicle, close coupled w/c, hand wash basin with double vanity cupboards below. Tiled walls and flooring, down lighting, expel air, chrome heated towel rail and a double glazed window to the side.

Bedroom two

14'1 x 12'6
All the bedrooms are good size doubles and this has two sets of double built in wardrobes to one wall, radiator and a double glazed window to the front.

Bedroom three

11'4 x 9'9
This airy double room has a double glazed windows to the rear and side, two sets of fitted wardrobes and side display shelving, and radiator.

Bedroom four

10'1 x 8'9
Finally the fourth bedroom again a double with a double glazed window to the rear and radiator.

Bathroom

Tiled flooring and walls, panelled bath with above

shower and screen, close coupled w/c, hand wash basin with double vanity cupboard below. down lighting, expel air, shaver point, radiator and a double glazed window to the front.

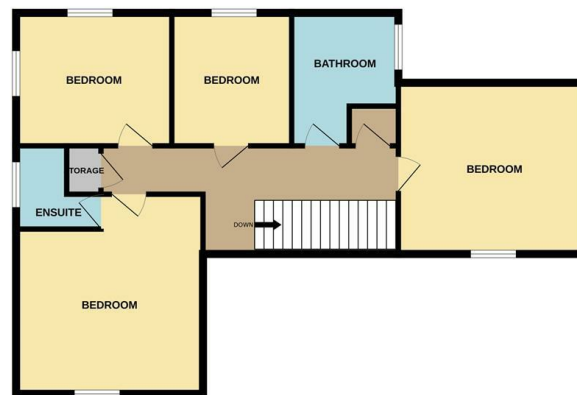
Rear Wrap around garden

34 ft x 70 ft plus 60 ft x 30 ft ext 47 ft
The property has a superb garden that wraps around the house, giving you the option to follow the sun throughout the day. There is a substantial size patio/entertaining area with a garden shed, water tap and side gate to the front. The gardens are very neatly laid to lawn with an array of established plants, shrubs and flower and have close board fenced boundaries. The extended part of the drive side, offers the potential to extend (stp) as does the space above the garage(stp) and to take out the wall if you wanted extended parking.



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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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) A		
(81-91) B		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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