



Remembrance Avenue, Burnham-On-Crouch CM0 8HA  
To view this property call  
£899,995 01621 734300



**SJ WARREN**  
[www.sjwarren.co.uk](http://www.sjwarren.co.uk)

## The accommodation comprises

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A luxurious detached townhouse style five bedroom family home with fantastic river views approximately 3 years NHBC remaining, on the sought after Burnham Shores development.

Positioned just a few minutes walk into the main town which is located on the North bank of the river crouch. Offering a well established high street with an array of shops, restaurants, yacht clubs and a railway station linked to London Liverpool Street. The gorgeous riverfront and esplanade with its renown sailing and water sports, beautiful rural and coastal walks making this such a desirable location to put down your roots.

The property offers a wealth of accommodation over three floors all of which offers bright and airy rooms, with stunning river views.

The ground floor has a spacious reception hallway with plenty of storage, cloakroom/wc and a utility/reception room of your choice.

The first floor offers a superb kitchen and dining area with balcony, study and a generous size lounge with wood burner and Juliette balcony to the front.

Second floor has an excellent size principal bedroom en-suite, bedroom two, bedroom three and a bathroom.

Third floor bedroom 4 and bedroom 5 and a further bathroom.

Externally a good size south facing rear garden, great for entertaining and to enjoy those hot summer days.

To the front, two driveways for multiple vehicles to a garage with power and light.

PLEASE SEE PHOTOGRAPHS AND DRONE PHOTOGRAPHY TO APPRECIATE THIS SUPERB PROPERTY AND INCREDIBLE VIEWS.

### **Reception hallway.**

Double glazed entrance door with side screen windows to a spacious reception hallway. Tiled flooring, double cloaks cupboard, radiator and an under stairs storage cupboard.

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

The tiling from the hallway continues and there is a close coupled w/c, hand wash basin, radiator and expel air.

### **Utility room/reception room.**

Although part of this room is set up as a

utility/laundry area, it really is so much more with plenty of space and to make a reception room of your choice.

Once again the tiling continues into this room and there are a range of grey base units to one wall, with plumbing for a washing machine, space for a tumble dryer and solid Quartz work tops over.

The room backs the sunny aspect South facing garden, with double glazed door and side screen windows and radiator.

### **First floor landing.**

The landing has tiled flooring and stairs to the second floor.

### **Kitchen/dining room**

This is a superb size room and to be fair impressive like all the rooms within the house. The kitchen has a good range of modern grey eye level units, matching base units incorporating integrated dish washer, fridge/freezer, double pull out recycling bin store and solid Quartz work tops. Inset stainless steel sink, inset Neff induction hob with above Neff extractor and a stainless steel double Neff oven and a double glazed window to the front with fitted blind.

Tiled flooring runs through the kitchen and dining area which has bags of space for a good size family table and chairs. Down lighting, underfloor heating and tri folding doors opening on to a good size balcony with a partial river view.

### **Lounge**

A very spacious room with underfloor heating, tv point and an open fireplace and cast iron wood burner. Double glazed double doors with side screen windows and a Juliette balcony to the front and double glazed double doors to the rear with a good size south facing balcony.

### **Study**

Double glazed window to the rear with a partial river view and underfloor heating.

### **Second floor landing with radiator.**

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

A very nice size room as you would expect for the main bedroom, bright and airy with a large double glazed picture window to the front. Tv point, radiator and plenty of space for free standing or fitted wardrobes.

En-suite Tiled flooring, panelled bath with taps/shower attachment, shower cubicle, close coupled w/c and hand wash basin with vanity drawer below. Chrome heated towel rail, expel air and a double glazed window to the rear.

### **Guest bedroom two en-suite**

All the bedrooms are excellent size double rooms and this makes a perfect guest room, with a large double glazed window to the front and radiator.

En-suite Tiled flooring, close coupled w/c, hand wash basin, shower cubicle, chrome heated towel, expel air and down lights.

### **Bedroom three**

Another double room but with a large picture window to the rear with gorgeous river views to enjoy, tv point and radiator.

### **Bathroom**

Tiled flooring and a panelled bath with taps/shower attachment, hand wash basin, close coupled w/c, shaver point and expel air. Chrome heated towel rail, down lighting and a double glazed window to the rear with fitted blind.

### **Third floor landing superb river views**

So much more than a landing with a walk in bay double glazed window to the rear PLEASE NOTE this has superb river views and is an ideal place to sit and watch the river activities, great for a set of binoculars or a telescope. Spacious double built in cloaks cupboard and loft access.

### **Bedroom four**

Double glazed picture window to the front, tv point and radiator.

### **Bedroom five**

Dual aspect double glazed windows with fitted blinds with stunning river views to the rear, tv point and radiator.

### **Bathroom**

This bathroom has a double glazed window to the rear and some amazing river views, to enjoy whilst showering and getting ready.

Wood effect flooring, walk in shower cubicle with rain and hand held showers, close coupled w/c, hand wash basin with vanity drawers below, chrome towel rail, expel air and down lighting.

### **South facing rear garden**

The property has a generous size rear garden and South facing to enjoy those hot summer days. Commencing with a good size patio/entertaining area which extends to one side, power sockets, water tap and a side access with gate to the opposite flank.

The main part of the garden has been laid to Astro Turf for low maintenance and the boundaries are close board fenced.

### **Driveways to garage**

The property has one drive to the garage for multiple vehicles with a well stocked planted border to one side and a second drive again for multiple vehicles.

The garage has an electric roller door, power and light.



#### 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 energy 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 energy costs |   |         |           |
| EU Directive 2002/91/EC                    |   |         |           |
| England & Wales                            |   |         |           |

| 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 |         |           |
| (1-20)  | G |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |   |         |           |
| EU Directive 2002/91/EC   |   |         |           |
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