



Church Road, Burnham-On-Crouch CM0 8DA
£560,000

To view this property call
01621 734300

SJ WARREN
www.sjwarren.co.uk

The accommodation comprises

Located on Church Road which offers easy access to the high street, shops, restaurants, yacht clubs, river front, country park and railway station, linked to London Liverpool Street Station.

This very eye appealing five bedroom Victorian property offers incredibly deceptive accommodation, from first appearance.

The property retains many of its original features and the extensions and modernisations have been sympathetically undertaken and is offered over three floors.

The first floor has a storm porch entrance to the hallway, a gorgeous lounge with original open fireplace and dining area, large kitchen with open plan conservatory/garden room and a cloakroom/w/c.

The second floor offers three good size bedrooms, the principal room has an en-suite. The family bathroom is also on this level.

The third floor which has been very well thought out and designed offers a further two double bedrooms one of which has an en-suite.

Externally the property offers a secluded, private rear garden in excess of 71 ft with a 50 ft side access and to the front a generous size drive, for multiple vehicles.

Storm porch

Storm porch to the main entrance door with the original Victorian tiles.

Entrance door

The original oak entrance door with stained glass motifs and original door furniture/lock leading into the hallway. Oak effect laminate flooring, a radiator and nice wide stairs to the second floor.

Lounge and dining area

22'4 x 13'9
This is a gorgeous room, with a large square bay to the front with double glazed sash windows bringing in bags of natural light. The original Victorian tiles remain in situ in the open fireplace. There is also a TV point, radiator and ornate ceiling rose. The dining area is a good space with plenty of room for a family dining table and chairs. Attractive double doors lead to the side of the property, there is also a double glazed sash window to the rear, and a radiator.

Kitchen open plan conservatory/garden room

27'6 x 9'7 ext 11'8

The kitchen has a modern range of duck egg blue eye level units, base units and drawers and a matching dresser unit with wood effect work surfaces over. Inset stainless steel sink, plumbing for washing machine dish washer and tumble dryer, space for gas or electric oven and fridge/freezer, tiled flooring and a double glazed window to the side. The conservatory/garden room has a continuation of the kitchen floor tiles, double glazed windows with a sun reflective roof and radiator.

Cloakroom/w/c

Close- coupled w/c with hand basin and vanity storage cupboards below, expel air and glass block light window to the side. This room like many others in the property has the original door furniture and locks.

Second floor landing

Double glazed sash window to the rear and radiator.

Principal bedroom en-suite

13'7 into bay x 12'7

A lovely bright and airy room with a double glazed square bay window to the front, electric underfloor heating, radiator, built in cupboard/wardrobe and door to the en-suite.

En-suite double walk in shower cubicle, close coupled w/c, hand wash basin with vanity drawers below and large fitted back mirror. Chrome heated towel rail, down lighting and expel air.

Bedroom

12'11 x 11'9

A good size double room with original cast iron fireplace, radiator and a recess with built in cupboard and double glazed window to the side.

Bedroom

9'4 x 6'4

Double glazed window to the side and radiator.

Bathroom

Wood laminate effect flooring, panelled bath with taps and above shower attachment/screen, part tiled. Close coupled w/c, hand wash basin with vanity drawers below, wall mounted double cupboard, chrome heated towel rail and a double glazed window to the rear.

Third floor landing

Eaves storage cupboard, down lighting and velux window to the side.

Bedroom en-suite

10'8 x 7'8 plus door recess 9'7 x 2'7

This again is an excellent size room with a large entrance door recess leading to the bedroom. dual velux windows and radiator.

En-suite Walk in shower cubicle, close coupled w/c, pedestal hand wash basin, chrome heated towel rail, expel air and down lighting.

Bedroom

13'6 x 9'6

Another good size double room with two velux windows to one side and a single velux to the opposite side, eaves storage space and radiator..

Rear garden

71 ft plus 50 ft x 13 ft reduc to 8 ft side access

The property has a good size secluded and private rear garden, commencing with a sun decked terrace and close board fenced boundaries. The main garden is neatly laid to lawn with some planted borders, two further seating terraces areas, one to the side and the other to the rear of the garden with garden shed.

There is a path and large side access of 50 ft x 13 ft reducing to 8 ft with power points, water tap, shed and partly to lawn, double opening gates to the front.

Front/drive and parking.

The property has a good size drive/parking, offering space for multiple vehicles.



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) 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			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Church Road, Burnham-On-Crouch CM0 8DA
£560,000

To view this property call
01621 734300

S J WARREN
www.sjwarren.co.uk

