



Green Lane, Burnham-On-Crouch CM0 8PU  
£500,000

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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ARE YOU LOOKING TO LIVE ON A PLOT OF 1.3 ACRES WITH GORGEOUS WILD AREAS, WOODLAND AND A SUPERB ORCHARD. GUIDE PRICE £500,000 - £550,000.

This 3/4 bedroom detached property is tucked away on the corner of Green Lane Burnham On Crouch. The property has enormous potential to extend (stp) modernise and configure to your own requirements.

The ground floor has a spacious vaulted ceiling lounge open plan to a good size dining room, kitchen, utility room, potential bedroom four/reception room and cloakroom/w/c.

The first floor has three double bedrooms and a balcony off the landing and family bathroom. Externally a large garden to the rear and then the remaining acreage is made up of wonderful wild and natural areas, woodland and a superb orchard overlooking open countryside.

The frontage is an excellent size with a secluded lawn, driveway for a multitude of vehicles to a car port and garage.

NO ONWARD CHAIN. VIEWING STRICTLY BT APPOINTMENT.

### Entrance hallway

Double glazed door to the hallway which has radiator and a double cloaks cupboard.

### Cloakroom/w/c

Pedestal hand wash basin, close coupled w/c, heated towel rail/radiator and a double glazed window to the rear.

### Potential bedroom four/reception room.

11'3 x 9'9

Double sliding wardrobes to one wall, radiator, double glazed patio doors to the front and a double glazed window to the side.

### Lounge

21'4 x 14'4

An excellent size lounge open plan to the dining room with a vaulted ceiling, fireplace with cast iron wood burner and stairs to the first floor. Three column style radiators, tv point, double glazed windows to the side and front with double glazed patio doors.

### Dining room

11'4 x 11'4

This is open plan from the lounge but a good size with double glazed patio doors to the rear. Wooden flooring and column style radiator.

### Kitchen

10'5 x 9'8

A range of wood effect eye and 3/4 length units, matching base units and drawers with work surfaces over. Integrated dish washer, integrated fridge, space for freezer, inset electric hob with stainless steel oven below, inset stainless steel sink. Double glazed window to the rear and double glazed door to the side.

### Utility room

9'9 x 5'3

Utility room with some eye level units, plumbing for washing machine and space for utilities. Double glazed window to the rear and radiator.

### Landing

Door to balcony, airing cupboard with water tank and shelving.

### Bedroom

10'3 x 10'1

Two built in cupboards, double glazed window to the rear and radiator.

### Bedroom

11'9 x 9'5

Double and single built wardrobes with dressing table, dual aspect double glazed windows and radiator.

### Bedroom

9 x 8'7

Double glazed window to the rear and radiator.

### Bathroom

Panelled bath with above shower, pedestal hand wash basin, close coupled w/c. Tiled walls, radiator and a double glazed window to the rear.

### Rear gardens

The properties immediate rear garden is to lawn with some wild/natural areas with various established trees, shrubs and plants, wooden outbuilding/shed. The remaining gardens are made up of beautifully

secluded woodland, wild/natural areas and a gorgeous orchard to lawn and backing open countryside. PLEASE NOTE see the photographs and video tour to appreciate this fantastic plot and gardens.

### Front garden

The front garden is again an excellent size, to lawn with mature screening, trees, plants, shrubs and hedging.



#### 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			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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