



Grangewood Park Avenue, Burnham-On-Crouch CM0 8TF
Guide price £500,000

To view this property call
01621 734300



SJ WARREN
www.sjwarren.co.uk

The accommodation comprises

Situated on the fringes of Burnham On Crouch but still offering easy access into the town, high street, shops, restaurants, yacht clubs, riverfront, marina and railway station linked to London Liverpool Street Station.

This impressive and extremely well presented four bedroom detached family home with approximately five years Premiere guarantee remaining.

Offering on the ground floor a generous entrance hallway, cloakroom/w/c, a refitted kitchen/breakfast room and utility room, a good size lounge and separate dining room.

The first floor offers gallery landing, principal bedroom en-suite and three more double bedrooms and a family bathroom.

Externally the property has a generous and private South facing rear garden, great for entertaining and enjoying those hot summer days.

The property has its own drive to garage with EV point and PLEASE NOTE further parking to the opposite side of the property, again with EV point.

Entrance hallway

The property is presented in very nice order throughout and the hallway has quality fitted Amtico herringbone flooring. Double glazed entrance door with double glazed side screen windows and fitted blinds, radiator, large understairs storage cupboard. Down lighting and stairs to the first floor landing.

Cloakroom/w/c

Hand wash with splash back tiling, close coupled w/c, radiator and expel air.

Kitchen/breakfast room

15'2 x 12'9
A nice spacious room with a range of modern white eye level units and back tiling, matching base units, inset led kick board lights and drawers with granite work surfaces over. Inset sink, inset electric induction hob with above stainless steel extractor and stainless steel built in oven, integrated dish washer and space for a fridge/freezer. Porcelain tiled flooring which continues into the utility room, down lighting, radiator, double glazed window to the side and double glazed double doors with side screen windows to the rear, all of which have quality fitted white/shutter blinds.

Utility room

6'4 x 5'9

Fitted with white base unit and wood effect work surface over, plumbing for a washing machine and tumble dryer. Wall mounted boiler for hot water and heating(not tested) expel air, radiator and a double glazed window to the side with quality fitted white shutter/blind.

Lounge

18'2 x 11'9

A lovely size room with wood effect laminate flooring, tv point and two radiators. Double glazed window to the front, double glazed double doors to the garden with side screen windows, once again fitted with white quality shutter/blinds.

Dining room

13'1 x 12'2

Plenty of space to entertain and have a good size family table and chairs. Double glazed bay window to the side, double glazed window to the front both with quality white fitted shutter/blinds and radiator.

Landing

A gallery landing with loft access, radiator and double glazed window to both aspects with quality fitted white shutter/blinds.

Principal bedroom en-suite

13'8 to wardrobes x 12'9

A generous size room with a recess and fitted double mirror fronted wardrobes, tv point, radiator and double glazed windows to both side with quality fitted white shutter/blinds.

En-suite Walk in double shower cubicle, close coupled w/c, pedestal hand wash basin, radiator and expel air. Double glazed window to the side with quality white fitted shutter/blind.

Bedroom two

12'2 x 10'7

Another good size double room with double fitted mirror fronted wardrobes, radiator and a double glazed window to the front with quality white fitted shutter/blind.

Bedroom three

11'8 x 9'1

This double room has a double glazed window to the side with quality white shutter/blind and radiator.

Bedroom four

11'5 x 8'7

The fourth room, again a double has a double fitted mirror fronted wardrobe, double glazed windows to the side and front with quality fitted white shutter/blinds and radiator.

Bathroom

Panelled bath with above electric shower and screen, pedestal hand wash basin, close coupled w/c, expel air, down lighting, radiator and a double glazed window with quality fitted white shutter/blind to the rear.

Rear garden

South facing

If you like the sun and enjoy your outside space along with entertaining, then this extremely well laid out private garden ticks all the boxes. Very nicely planted part raised wooden planters, a neatly laid Astro Turf lawn with side path to storage to the rear of the garage, with power points. There is an outside water tap and water irrigation system for the front and rear. To one side of the garden there is a good size Aluminium pergola with sliding concertina roof and decked seating area with power points, gate to the side and additional parking to the main drive.


Drive and garage plus additional drive


The property has its own driveway to the garage which has an electric up and over door, power and light and there is also an outside EV point. PLEASE NOTE a big bonus is an additional drive to the other side of the property for a further vehicle, again with an outside EV POINT.



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			92
(81-91) B		85	
(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			
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