



Grangewood Park Avenue, Burnham-On-Crouch CM0 8TF  
Offers in excess of £500,000

To view this property call  
01621 734300

**SJ WARREN**  
[www.sjwarren.co.uk](http://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 an L shaped landing, principal bedroom en-suite and three more double bedrooms and a family bathroom.

Externally the property has a garden in excess of 65 ft and to the front its own drive which extends to the front offering space for five or more vehicles.

The garage has an up and over door, power and light. PLEASE NOTE the property has a really pleasant outlook to the front, overlooking the greensward and onto open fields.

### **Storm porch.**

Storm porch to the entrance door.

### **Entrance hallway**

Entrance door to the hallway which is a good size with stairs to the first floor, wall mounted security keypad, radiator and a large understairs storage cupboard.

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

Pedestal hand wash basin, close coupled w/c, radiator and expel air.

### **Lounge**

12'8 x 12

A spacious room with double glazed French doors and side screen windows with inset fitted blinds. Two radiators, television point, double glazed window to the front with quality fitted white shutter/blinds.

### **Kitchen/breakfast room**

15'3 x 12'9

The current vendors have refitted the kitchen and utility room with a modern range of white high gloss eye level units with marble effect splash backs. Matching base units with kick board lights and drawers with marble effect work surfaces over. Inset one and a half stainless steel sink, integrated

fridge/freezer and dish washer, inset induction hob with above stainless steel extractor and glass splash back and below fitted double fan oven. Matching breakfast island with four stools, drawers and marble effect work top. Double glazed French doors and window to one side and dual double glazed windows to the opposite side, television point and radiator.

### **Utility room**

White high gloss base units with marble effect work surface over, plumbing for washing machine, wall mounted boiler(not tested) and a double glazed window to the side.

### **Dining room**

13'1 x 11'9

Plenty of space for a good size family table and chairs, double glazed bay window to the front overlooking the greensward. Double glazed window to the side with quality fitted white/shutter blind and radiator.

### **L shaped landing**

The landing is a good size with a double glazed window to the front overlooking the greensward, double glazed window to the side. loft access and radiator.

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

13'3 x 10'6

Double fitted wardrobe, radiator, double glazed windows to the front and side with views across the greensward and onto open fields with fitted blinds. En-suite Pedestal hand wash basin, close coupled w/c, double shower cubicle, radiator, expel air and a double glazed window to the front.

### **Bedroom two**

12'3 x 10'7

Double glazed window to the front with fitted blind and views across the greensward and onto open fields and radiator.

### **Bedroom three**

11'7 x 8'8

Double glazed windows to the front and side with fitted blinds and views across the greensward and onto open fields and radiator.

### **Bedroom four**

11'7 x reduc 8'5 x 9'1

Double glazed window to the front overlooking the greensward and radiator.

### **Bathroom**

Panelled bath taps/shower attachment, pedestal hand wash basin, close coupled w/c, shower cubicle. Down lighting, expel air, radiator and a double glazed window to the side.

### **Rear garden**

in excess of 65 ft

The property has a large garden in excess of 65 ft mainly laid to lawn and wraps around the rear of the garage, outside water tap, close board fenced boundaries and a side gate to the front.

### **Drive and garage**

The drive runs down the side of the garage and also extends to the front of the house, giving parking for five or more vehicles. The garage has an up and over 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 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 <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 |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |

Grangewood Park Avenue, Burnham-On-Crouch CM0 8TF  
Offers in excess of £500,000

To view this property call  
01621 734300

**SJ WARREN**  
www.sjwarren.co.uk



