



Maldon Road, Burnham-On-Crouch CM0 8DD  
£775,000

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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Located within walking distance of the high street, shops, restaurants, riverfront, marina and the railway station linked to London Liverpool Street Station.

A completely reformed and extended four bedroom plus detached family home offering a wealth of new and very high specification fixtures and fittings throughout.

The ground floor offers a fantastic and extremely spacious modern style open living, kitchen, lounge and dining area ( please see photography and video tour ) shower room/w/c, reception room, boot room/boiler room, two side entrances.

A very impressive first floor with a superb Chandelier over the landing, Principal Bedroom in excess of 25 ft En -Suite, Bedroom two in excess of 21 ft max En-suite a further bedroom and cot room/dressing room and a high specification fitted bathroom with Jacuzzi style bath.

Externally no expense spared with metres of porcelain laid patio and paths and a nicely laid out rear garden 48 ft x 40 ft.

To the front the driveway is laid to block paving, offering plenty parking for cars, boat/caravan and measuring approximately 39 ft x 36 ft.

AGENTS NOTE an internal inspection is a must, to appreciate the size and quality of the property on offer.

### Entrance Hallway

Entrance door to the hallway which has quality porcelain tiled flooring which run into all the ground floor rooms. Large walk in understairs cupboard with light and stairs to the first floor landing.

### Superb open plan, lounge, kitchen and dining room.

29'3 x 25'5  
This combination of modern style open plan living works particularly well and this is an extremely impressive space. The kitchen is fitted with high specification Blue eye level units with back tiling, matching base units and drawers with marble work surfaces over. Rangemaster range with electric ovens and five ring induction hob and above extractor, built in stainless steel oven and integrated coffee machine, integrated larder fridge and freezer. In the utility side of the kitchen the matching units extend with again marble work tops, an inset one and

a half sink with rinse tap, integral washing machine and dish washer. Center island with matching drawers and cupboards, built in wine chiller and marble work top over, space for stools.

The porcelain tiled flooring and bi folding double glazed doors to the rear make the whole room exceptionally bright and airy. Down lighting throughout and in the lounge and dining area two radiators, television point and double glazed windows to both sides.

So much space on offer and this would certainly become the hub of the home.

### Reception room/potential fifth bedroom

14'8 x 11'4

This is a good size room and could if required be a fifth ground floor bedroom( please note ) with an adjacent side entrance/ inner hallway and a boot room/boiler room and shower room/w/c this could make an ideal combined space for a relative or family member.

Down lighting, double glazed windows to the front and side, television point and radiator.

### Side lobby/internal hallway

Side door and radiator.

### Shower room /w/c

Tiled walls, down lighting, w/c with built in cistern and dual push button flush, hand wash basin with vanity drawer below, walk in shower cubicle with ambient lighting and rain shower head. Double glazed window to the front, chrome heated towel rail.

### Boot room/boiler and pressurised tank.

Wall mounted boiler (not tested) and pressurised water tank, plenty of space for your coats, boots and storage. Double glazed window to the side and expel air.

### Landing

Half landing with a double glazed window to the side, the main landing has an impressive Chandelier. New carpets to the stairs landing and all bedroom, loft access built in cupboard and a double glazed window to the side.

### Principal bedroom En-Suite

25'3 max x 13'4 < 7'5

An extremely impressive size main bedroom with bags of space for fitted or free standing bedroom

furniture, television point, radiator and a double glazed window to the rear.

En-Suite Porcelain tiled flooring, tiled walls, w/c with built in cistern and dual button flush, hand wash basin with vanity drawer below and an above double mirrored cabinet with sensor light, walk in walk in shower with tinted privacy glass and rain shower head. Down lighting and an oversize chrome heated towel rail, expel air.

### Bedroom two En-Suite

21'2 14'9 x 12'5

Another truly superb size room with television point, radiator, double glazed window to the rear, plenty of space for fitted or freestanding wardrobes.

En -Suite Porcelain tiled flooring, tiled walls, w/c with built in cistern and dual button flush, hand wash basin with vanity drawer below and above double mirrored cabinet with sensor light, walk in double shower with tinted privacy glass and rain shower head. Down lighting, over size chrome heated towel rail and expel air.

### Bedroom three

11'5 x 7'6

Double glazed window to the front, television point and radiator.

### Cot room/dressing room

PLEASE NOTE this room has reduced restricting head height to one side and the measurement is a floor measurement only.

### Bedroom four

9'2 x 7'6

Double glazed window to the front

### Bathroom

Porcelain tiled flooring, tiled walls and another high specification fitted suite with his and hers sinks and vanity drawers below, w/c with built in cistern and dual button flush, Jacuzzi jet style bath with shower attachment. Expel air, over size chrome heated towel rail, double glazed window to the rear.

### Rear garden

42 ft x 42 ft

No expense spared here with over 102 sq metres of quality laid porcelain patio/entertainment area and side pathways giving access to both flanks. Wall mounted outside lighting with sensors and the main

garden laid neatly to lawn with some mature trees. (Please see photography and video tour.)

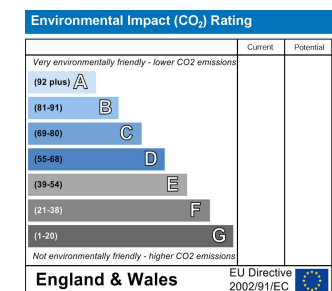
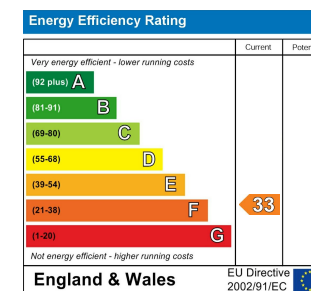
### Frontage/driveway

The property has a tarmac entrance to an extensive driveway/parking which is neatly laid to block paving. There is plenty of space for multiple vehicles, boat/caravan, close board fenced boundaries and part planted surrounding borders.



**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.



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