



Oak Crescent, Burnham-On-Crouch CM0 8FP
£489,995

To view this property call
01621 734300

SJ WARREN
www.sjwarren.co.uk



The accommodation comprises

Located on the fringes of Burnham On Crouch on the Persimmon Development of Grangewood Park.

This very nicely presented four bedroom detached family home situated in a favourable position, facing the Greensward.

The property offers on the ground floor a good size hallway, cloakroom/w/c, a spacious lounge, dining room, a spacious kitchen/breakfast room and utility room.

The first floor has a good size gallery landing, principal bedroom en-suite and three further double bedrooms and family bathroom.

Externally a generous garden with a large patio/entertaining area courtesy door to a insulated and wood panelled garage with loft and ladder, light ,power and electric roller door.

The property has its own driveway for multiple vehicles, PLEASE NOTE in addition the property has the bonus of a second driveway to the opposite side, offering further parking for 2/3 vehicles.

Storm porch.

Storm porch to the entrance door.

Entrance door and hallway

Double glazed entrance door to the hallway which has wood effect laminate flooring, part panelled walls and radiator. Under stairs storage cupboard and stairs to the first floor landing.

Lounge

18'1 x 11'9

A generous size room with a continuation of the wood effect laminate flooring from the hallway.

Television point, two radiators, double glazed French doors to the rear garden and a double glazed window to the front overlooking the Greensward.

Dining room

13'9 x 11'9

This is a lovely size room, plenty of room for a good size family table and chairs or to entertain. The wood effect flooring from the hallway continues and there is a double glazed bay window to the side, double glazed window to the front overlooking the Greensward and radiator.

Kitchen/breakfast room

15'3 x 12'9

Once again a really good size room with tiled flooring

and a range of grey wood grain effect eye, base and drawer units. Quart work tops over, inset one and a half sink, inset gas stainless steel hob, stainless steel extractor above and oven below. Integrated fridge/freezer and dish washer, LED kick board lighting and space for a breakfast table. Double glazed doors and window to one side and dual double glazed doors to the opposite side and radiator.

Utility room

6'5 x 5'9

The floor tiling continues from the kitchen with matching base units and work surface over. Inset stainless steel sink, plumbing for washing machine, wall mounted boiler for hot water and heating(not tested). Expel air, double glazed window to the side and radiator.

Landing

Part gallery landing with loft access, linen cupboard, double glazed window to the front overlooking the Greensward.

Principal bedroom en-suite

13'8 plus door recess x 12'9

Wood effect flooring and recess for free standing of fitted wardrobes, dual double glazed windows to side and further double glazed window to the opposite side and radiator.

En-suite Walk in double shower cubicle, pedestal hand wash basin, close coupled w/c, chrome heated towel rail, expel air, shaver point and double glazed window to the front.

Bedroom two

12'2 x 10'8

All the bedrooms are good sizes and this again has wood effect laminate flooring, and a double glazed window to the front overlooking the Greensward and radiator.

Bedroom three

11'6 x 9'1

This double room also has wood effect laminate flooring, double glazed window to the side and front which overlooks the Greensward and radiator.

Bedroom four

11'6 x 8'7

Another nice size double room with wood effect

laminate flooring, double glazed window to the side and radiator.

Bathroom

Panelled bath, pedestal hand wash basin, close coupled w/c, expel air, chrome towel rail and double glazed window to the rear.

Rear garden

The garden is a good size commencing with a large extended patio/entertaining area, with the garden neatly laid to Astro Turf. Side gate to drive, water tap and courtesy door to the garage.

Own drive to garage

The property has its own drive to garage for multiple vehicles. The garage has a n electric roller door and is insulated and has wood panelled walls, loft access with loft ladder, power and light.

Second drive

The second driveway is to the opposite side a big bonus to the property, offering additional parking for 2/3 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		



Referrals

We work closely with a section of Trusted Local Solicitors/Conveyancers. This helps to provide for a smooth process from start to finish. Please note some (not all) pay us, The Agent, a Referral fee of up to £200. You however are under NO OBLIGATION to use any such recommendation.

Oak Crescent, Burnham-On-Crouch CM0 8FP
£489,995

To view this property call
01621 734300

SJ WARREN
www.sjwarren.co.uk

