



Mangapp Chase, Burnham-On-Crouch CM0 8QQ  
£850,000

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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Situated on the fringes of Burnham On Crouch in one of the most desirable and popular roads, which still offers easy access into the town. The town is renowned for its gorgeous riverfront and sailing history, offering a vibrant high street with an array of shops, restaurants, yacht clubs, marina, country park and some incredible coastal and rural walks. For your commuting needs, there is a train station with a link to London Liverpool Street Station, with the direct trains taking approximately 1 hour and five minutes.

Properties in this road are rare to the market and we would urge an early viewing to avoid disappointment. Positioned on a superb plot with a 70 ft frontage and a superb 85 ft rear garden this very spacious family home offers a wealth of accommodation. The approach is via a large covered porch/veranda to an impressive size hallway, a good size lounge, kitchen/dining room, utility room and cloakroom/w/c, and an impressive cinema room/reception room and summer room. The first floor is equally impressive with a super size principal bedroom en-suite, three further double bedrooms one with en-suite and one with a guest hand wash basin and a high specification fitted family bathroom. The impressive brick pillar and dwarf wall frontage with mature tree and planting to a driveway for multiple vehicles, camper/caravan and detached double garage. A superb 85 ft rear garden set out to relax, entertain and enjoy, with summer house and bar.

### Large porch/veranda

The approach to the property is via a large covered porch/veranda with three large velux style opening windows, great space to relax and shelter from the hot summer sun.

### Entrance hallway

13'10 to stair recess x 6'6 ext to 14'5 Double glazed entrance door and side screen windows to a good size hallway which has tiled flooring, understairs recess and stairs to the first floor. Wall mounted security alarm keypad, down lighting and radiator with decorative cover and a single built in cloaks cupboard.

### Kitchen and dining room

23'1 x 10'3 All the rooms in this property are generous in size and this room in the kitchen, has a range of modern sage green eye level units, matching base units and drawers with work surfaces over. Matching breakfast bar, integrated dish washer and fridge/freezer, inset stainless steel five ring gas hob with above extractor, twin built in stainless steel Neff fan ovens and a white enamel inset sink. Tiled flooring which continues from the hallway and runs also into the utility room and cloakroom/w/c, down lighting and a double glazed window and door to the rear. The dining room space is ample for a good size table and chairs, whether for family gatherings or entertaining. Twin oversize column style radiators and a double glazed window to the rear.

### Utility room

8'6 x 6'6 White eye units with back tiling, matching base units with wood effect work tops over, plumbing for washing machine, one and a half inset stainless steel sink. Space for an additional fridge/freezer, wall mounted boiler for hot water and heating(not tested) and a double glazed window to the side.

### Cloakroom/w/c

W/c with built in cistern, inset hand wash basin with vanity cupboards below, chrome heated towel rail.

### Lounge

23'8 x 12'1 This is a nice size room with a fireplace and cast iron gas log effect fire and hardwood mantle, above feature framed television. Either side of the fireplace are built in shelving units with both down lights and remote controlled colour ambient lighting. Double lead light glazed bow window to the front, two radiators and double doors with side screen windows to the summer room.

### Summer room

12'6 x 11'5 This makes a great all year round room with insulated roof and double glazed doors to the rear and side, tiled flooring and radiator.

### Cinema room/reception room

A very impressive room currently a cinema room with framed inset television and fitted entertainment

cupboards below. Concealed remote projection screen, and blackout blind, inset ceiling audio speakers (Projector maybe for sale under separate negotiation) wall mounted air conditioning unit, radiator and a double glazed lead light window to the front.

### Stairs and Landing

The staircase has led strip lighting to the landing, which has loft access and a linen cupboard.

### Principal bedroom en-suite

23'8 x 12'4 This being the main bedroom is a great size and has quality his and hers fitted wardrobes and above bridging cupboards to one wall, and to the opposite wall matching drawers with dressing table. The room is bright and airy from the lead light dual aspect double glazed windows, television point and two radiators. En-suite Panelled bath with twin grips taps/shower attachment, w/c with built in cistern, hand wash basin with vanity cupboards below. Tiled walls and flooring, heated towel rail, expel air and a lead light double glazed window to the side.

### Guest bedroom two en-suite

16'8 x 15'5 Feature wood panelled wall, built in wardrobe/cupboard, wall mounted air conditioning unit, radiator and lead light double glazed window to the front, door to the en-suite. En-suite Walk in shower cubicle with both hand held and rain showers, hand wash basin with vanity drawers below, w/c with built in cistern. Tiled flooring and walls and a lead light double glazed window to the side

### Bedroom three

13'1 x 12'3 We have mentioned all the bedrooms are all excellent size double rooms and this has a guest hand wash basin with vanity drawers below. Triple fitted wardrobes to one wall, television point and a double glazed lead light window to the rear.

### Bedroom four

10'7 x 10'4 Another good size double room with wood effect laminate flooring, radiator and a lead light double glazed window to the rear.

### Bathroom

Tiled walls with built in niches and back mirror, tiled flooring and a feature lit bulkhead ceiling. Mosaic design panelled bath with taps/shower attachment ambient underlighting, w/c with built in cistern and hand wash basin with vanity drawers. Chrome heated towel rail, expel air and a lead light double glazed window to the front.

### Rear garden

85 ft An excellent size rear garden landscaped to relax, entertain and enjoy, commencing with a substantial patio and irrigated raised planters that extends to one side, the opposite side also has access and gate to the front. There are double gates from here offering additional space for another vehicle or similar, hot and cold taps, power points, storage shed with power and a pergola that has a seating area and extends to the rear garden with climbing wisteria. The main part of the garden is neatly laid to lawn, a second patio with a large combined table and benches to remain, large rear patio bbq area with a summer house and covered veranda with power and light and to the opposite side a combined wooden outbuilding with bar and storage and various wooden planters.

### Approach, frontage and driveway.

The property has brick pillars and dwarf wall and part fencing to the front with a large mature tree and mulched border, the opposite side has two tier planted border and a gated entrance. The drive is substantial in excess of 70 ft offering parking for a multitude of vehicles, space for caravan/camper and boat, established planting to one side and mature hedging to the opposite side with a Victorian style street light.

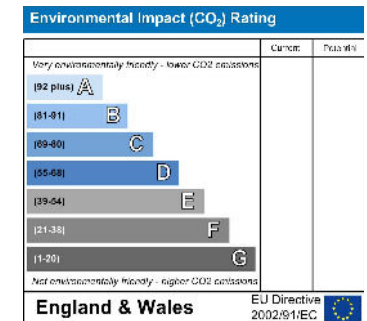
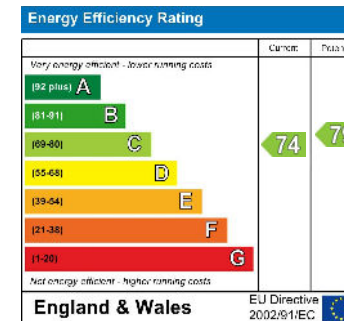
### Double garage

The garage is detached with a pitched roof, dual up and over doors, loft space power and light.



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