



Beauchamps, Burnham-On-Crouch CM0 8PR
Offers in excess of £510,000

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01621 734300

SJ WARREN
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The accommodation comprises

Located on the fringes of the town but still offering easy access into the high street, shops, restaurants, yacht clubs and Burnhams scenic riverfront. The country park, marina and railway station linked to London Liverpool Street are along with the general amenities, all easily accessible.

This four bedroom detached family home offers on the ground floor a cloakroom/w/c, a good size lounge, dining room an excellent size kitchen/breakfast room and the benefit of a garage conversion offering a potential 5th bedroom/office/reception room. The first floor has four good size double bedrooms with the principal room having an en-suite and fitted wardrobes and a family bathroom. Externally if you enjoy the sunshine and your outside space, then this generous South facing garden, should hit the spot along with the 17 ft shed/work shop with power and light. To the front the property it has its own driveway for multiple vehicles.

Entrance hallway

Entrance door with side screen window to the hallway, wood effect laminate flooring, understairs recess, radiator and stairs to the first floor landing.

Cloakroom/w/c

Tiled flooring and part tiled walls, wall mounted hand wash basin and close coupled w/c. Eye level double fitted cupboard, down lighting and expel air.

Kitchen/breakfast room

16'9 11'4

An excellent size room with a range of beech effect eye level units with under lights and back tiling, matching base units with kick board heater and drawers with granite effect work surfaces over. Inset one and a half stainless steel sink with rinse tap, plumbing for dish washer and washing machine, space for American style fridge/freezer. Inset gas five ring hob with glass splash back and above stainless steel extractor, Bosch built in stainless steel microwave and double fan oven/grill. Breakfast bar with matching work top, tiled flooring, down lighting, double glazed window and door to the side and double glazed window to the side.

Lounge

17'5 x 11'8

Double glazed bay window to the front, wooden fireplace surround with gas coal effect fire, radiator and television point and opening into the dining room.

Dining room

11'4 x 9'2

Plenty of room for a family table and chairs, family gatherings or entertaining, double glazed patio doors to the rear and radiator.

Potential bedroom 5/office/reception room

13'2 x 7'6

Converted from the original integral garage, this offers the potential to be a fifth ground floor bedroom, home office or reception room of choice. Double glazed window to the front and radiator.

Landing

Loft access, double glazed window to the front and linen cupboard with pressurised tank.

Principal bedroom en-suite

13'8 to wardrobes x 10'4

A range of quality fitted wardrobes to one wall, double glazed window to the front and radiator, door to the en-suite.

En-suite Tiled walls and flooring, walk in shower cubicle, hand wash basin with double vanity cupboards below and a close coupled w/c. Down lighting, towel rail, expel air and a double glazed window to the side.

Bedroom two

11'2 x 9'9

Another good size double room with wood effect laminate flooring, radiator and a double glazed window to the rear.

Bedroom three

10'7 x 8'1

This double room again has wood effect laminate flooring, down lighting, radiator and a double glazed window to the front.

Bedroom four

10'4 x 8'5

The fourth bedroom still a double with wood effect laminate flooring, ceiling fan/light, radiator and a double glazed window to the rear.

Bathroom

Tiled flooring and walls, panelled bath with taps/shower attachment, close coupled w/c, pedestal hand wash basin, white heated towel rail and double glazed window to the rear.

Rear garden south facing

in excess of 50 ft

If you enjoy the hot summer days and your outside space, then this South facing garden should hit the spot. Commencing with a patio area, water tap, side access and gate to the front. Mainly laid to lawn with close board fencing and a second patio to the rear. 17 ft x 11 ft shed, split into two sides, one work shop with power and light and the other for garden storage.

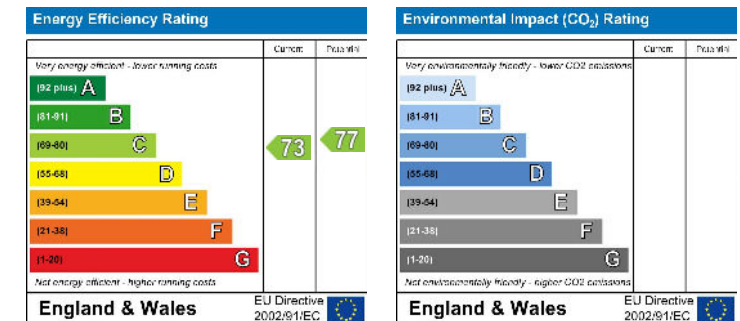
Frontage and driveway

The property has its own driveway for multiple vehicles with the remaining frontage laid to lawn.



Consumer Protection from Unfair Trading Regulations 2008.

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