



Wayfarer Gardens, Burnham-On-Crouch, Essex CM0 8HL  
Guide price £725,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Substantial five bedroom detached residence located within a favoured private position fronting onto Burnham's Country Park and Marina. The extensive accommodation comprises the aforementioned five bedrooms with two en suites and family bathroom whilst the ground floor boasts entrance hallway leading to living room, conservatory, study area, open plan kitchen/dining and family room with separate utility room. Externally there is ample driveway parking, garage and rear garden. The property is conveniently located within walking distance of Burnham's railway station and all other amenities. Viewing comes highly advised to fully appreciate the size, standard and location that this property has to offer. Energy Rating D.

## FIRST FLOOR:

### MASTER BEDROOM:

16'5 x 13'4 (5.00m x 4.06m )

Double glazed bay window to front, radiator, large built in storage cupboard/wardrobe, down lights, ceiling speakers, door to:

### EN-SUITE:

10'11 x 6'4 (3.33m x 1.93m )

Obscure double glazed window to rear, white suite comprising oval bath with mixer tap over, corner shower cubicle, close coupled wc and pedestal wash hand basin with tiled splash back, tiled flooring, Victorian style radiator/towel rail, wall mounted mirror, down lights, inset extractor fan.

### BEDROOM 2:

11'10 x 11'10 (3.61m x 3.61m )

Double glazed window to front offering superb views over Burnham's nature reserve and marina, radiator, built in double wardrobe with overhead storage cupboard, door to:

### EN-SUITE:

5'11 x 5'10 (1.80m x 1.78m )

Obscure double glazed window to front, suite comprising tiled shower cubicle with folding glass door, close coupled wc and wash hand basin set in laminate roll edged work surface with tiled splash back and vanity storage unit under, heated chrome ladder towel rail, part tiled walls, tiled flooring.

### BEDROOM 3:

18'7 x 8'7 (5.66m x 2.62m )

Two double glazed windows to rear overlooking rear garden, radiator, built in storage cupboard/wardrobe.

### BEDROOM 4:

11'3 x 10'1 (3.43m x 3.07m )

Double glazed window to front, radiator.

### BEDROOM 5/DRESSING ROOM:

11'9 x 6'10 (3.58m x 2.08m )

Double glazed window to rear, radiator, built in double wardrobe with overhead storage cupboard.

### FAMILY BATHROOM:

9' x 5'8 (2.74m x 1.73m )

Obscure double glazed window to rear, 4 piece white suite comprising tiled shower cubicle, close coupled wc, pedestal wash hand basin and panelled bath with mixer tap over, heater chrome ladder towel rail, part tiled walls, down lights, extractor fan, tiled flooring.

### LANDING:

Access to loft space, airing cupboard housing hot water cylinder and immersion heater, down lights, balustrade staircase leading to:

### GROUND FLOOR:

#### ENTRANCE HALLWAY:

Part glazed entrance door to front with side light, double glazed window to side, radiator, under stairs storage cupboard, solid wooden flooring, doors to:

#### CLOAKROOM:

5'8 x 4'2 (1.73m x 1.27m )

Obscure double glazed window to front, suite comprising close coupled wc and pedestal wash hand basin with tiled splash back, radiator, solid wooden flooring.

#### LIVING ROOM:

21'11 x 11'7 (6.68m x 3.53m )

Double glazed window to front, red brick open fire place with tiled hearth, 2 radiators, oak bi folding doors opening to conservatory and double doors opening to:

#### STUDY:

9'3 x 9'1 (2.82m x 2.77m )

Solid oak flooring, radiator, opens to:

#### CONSERVATORY:

22'10 x 12'10 (6.96m x 3.91m )

Double glazed double doors opening to side onto rear garden, vaulted ceiling, solid wooden flooring, 2 radiators, windows to rear and side aspect.

#### OPEN PLAN KITCHEN/BREAKFAST/DINING ROOM:

24'5 x 17'4 x 17'8 x 13'5 (7.44m x 5.28m x 5.38m x 4.09m )

Double glazed bay window to front, 2 double glazed windows to rear. A wonderful open plan room with the kitchen comprising 1 1/2 bowl under mounted stainless steel sink with mixer tap over, granite

work surface and splash back, engraved drainer, 5-ring 'Neff' gas hob with chimney style extractor hood over, extensive range of fitted solid wall and base mounted units, integrated fridge/freezer, integrated dish washer, warming drawer, double oven, microwave and wine rack, part tiled, part solid wooden flooring, door to Utility Room.

#### UTILITY ROOM:

8' x 6'8 (2.44m x 2.03m )

Part glazed door to rear with side lights, continuation of fitted kitchen units, stainless steel under mounted sink unit set in solid work surface, radiator, tiled flooring, space and plumbing for washing machine wall mounted gas fired boiler.

#### EXTERIOR- FRONT:

The majority of the frontage is block paved providing off road parking for up to 4 vehicles, the remainder is laid to lawn with planted shrubs to borders.

#### EXTERIOR - REAR GARDEN:

Access via side gate, commencing with a paved patio seating area the remainder is predominately laid to lawn with flower and shrub bed borders, fenced boundaries, outside cold water tap, timber garden shed.

#### GARAGE:

Double opening doors to front, power and light connected.

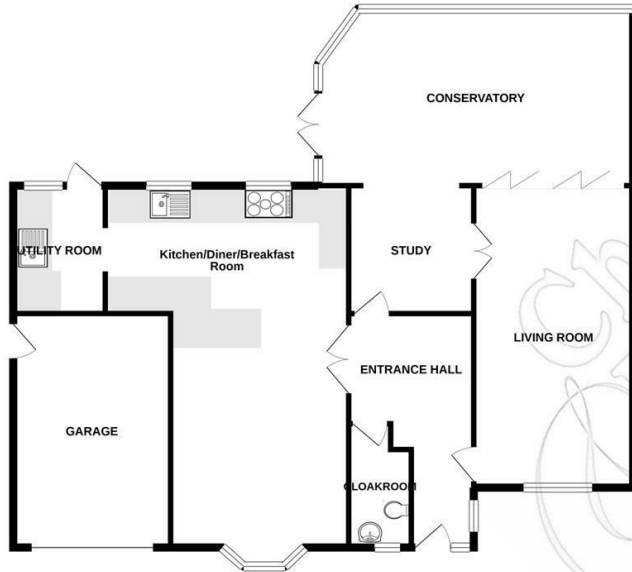
#### TENURE INFORMATION & COUNCIL TAX:

Please note this property is freehold and is Council Tax Band F.

#### AGENTS NOTE:

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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