



**Mangapp Chase, Burnham-On-Crouch , CM0 8QQ**  
**O.I.E.O £850,000**

**Church & Hawes**  
Est.1977  
Estate Agents, Valuers, Letting & Management Agents

BRAND NEW EXECUTIVE FOUR BEDROOM DETACHED PROPERTY - Forming part of a new executive development made up of 5 detached properties set along one of Burnham's most favoured and picturesque country lanes. Positioned on the fringes of Burnham, these properties offer a perfect blend of countryside living, yet still within easy reach of local amenities, all of which are in walking distance. The properties are being designed and built to the developer's exacting standards and high specification with well planned living accommodation throughout. Traditionally constructed using brick and block work the houses will benefit from a 10 year structural warranty, highly efficient 'Air Source Heat Pump' fuelling the central heating system, as well as garaging and off road parking. Site access is available, strictly by appointment only.



## SPECIFICATION:

### FLOORING, DOORS & WINDOWS:

Flooring comprising mixture of porcelain tiles, LVT flooring and luxury carpet and underlay.

Heavy duty doors with chrome ironmongery.

White UPVc double glazed windows and doors, aluminium bifold doors.

### ELECTRICAL:

Chrome finished electrical sockets and switches, white led downlights.

Inset ceiling speaks to specified rooms for connection to buyer's own system.

### PLUMBING & CENTRAL HEATING:

Energy Efficient Air Source Heat Pump for hot water and central heating with underfloor heating to ground floor and radiators to first floor.

### DECORATION:

White matt emulsion finished walls and ceilings, range of feature walls (to client's choice), woodwork painted in satin wood white throughout, internal doors and stair parts finished to client's choice.

### PEACE OF MIND:

10-Year Build Zone Warranty, latest home security system with external CCTV cameras.

### GROUND FLOOR ACCOMMODATION:

#### ENTRANCE HALL:

Light and airy entrance hall, softwood staircase with glass balustrade to first floor, LVT flooring, doors to:

#### CLOAKROOM:

Suite comprising concealed cistern WC and wall hung wash hand basin, LVT flooring.

#### HOME OFFICE:

Bay window to front.

#### LIVING ROOM:

Dual aspect room with windows to front and bifold doors opening to rear gardens, inset ceiling speakers.

### KITCHEN/FAMILY ROOM:

Bifold doors opening onto paved patio area, bespoke German style kitchen with Quartz work surfaces, integrated Neff appliances including electric induction hob with extractor hood over, ovens, combination microwave, dishwasher, fridge and freezer, LVT flooring, inset ceiling speakers, door to:

### UTILITY:

Door opening to rear, fully fitted with bespoke units and Quartz work surfaces, space and plumbing for washing machine and tumble dryer, LVT flooring.

### FIRST FLOOR ACCOMMODATION:

#### LANDING:

Light and airy landing, glass balustrade staircase down to Ground Floor, radiator, doors to:

#### MASTER BEDROOM SUITE:

Generous bedroom with window to rear offering garden views, radiator, carpeted flooring, doors to:

#### EN-SUITE:

Suite comprising feature freestanding bath, oversized walk-in shower, wall hung hand wash basin, close coupled WC, heated towel rail, underfloor electric heating, tiled floor, half tiled walls.

#### Dressing Area:

Space for fitted wardrobes.

#### BEDROOM 2:

Radiator, carpeted flooring.

#### BEDROOM 3:

Radiator, carpeted flooring.

#### BEDROOM 4:

Radiator, carpeted flooring.

#### FAMILY BATHROOM:

Suite comprising panelled bath, fully tiled shower, wall hung wash hand basin, close coupled WC, heated towel rail, underfloor electric heating, tiled floor, half tiled walls.

### EXTERNAL:

Landscaped gardens, mainly laid to lawn, large paved patio area, external lighting and cold water tap, parking for several vehicles, electric vehicle charging cabling in place.

### DETACHED GARAGE: 22'11" x 9'10" (7 x 3)

Electric door to front, power and light connected, roof space storage.

### 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.

### MONEY LAUNDERING & REFERRALS:

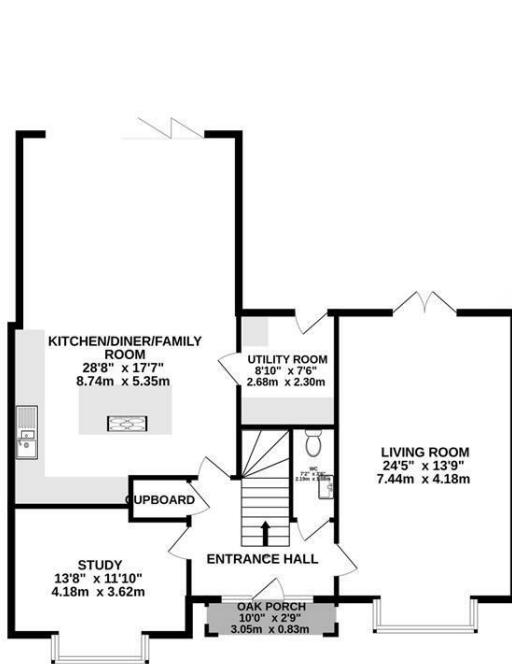
**MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale

**REFERRALS:** As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

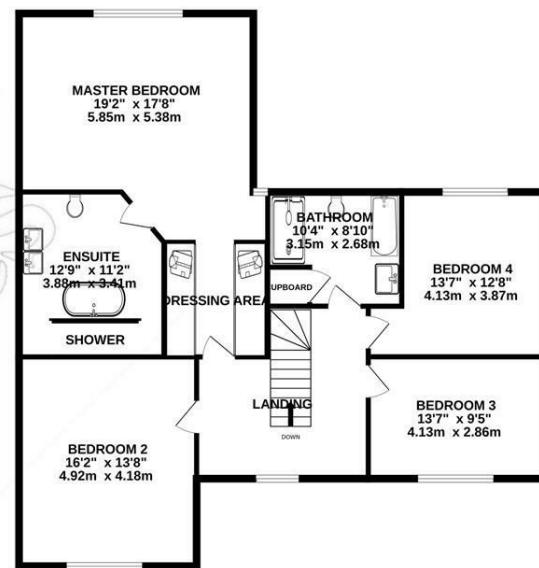




GROUND FLOOR  
1388 sq.ft. (128.9 sq.m.) approx.



1ST FLOOR  
1236 sq.ft. (114.8 sq.m.) approx.



TOTAL FLOOR AREA : 2624 sq.ft. (243.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate. 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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