



63 Grangewood Park Avenue, Burnham-on-Crouch , Essex CM0  
8FF  
Price £550,000

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



\*\*\*STUNNING DETACHED FAMILY HOME SPREAD OVER THREE FLOORS ON SOUGHT AFTER DEVELOPMENT!\*\*\* Favourably positioned on a most sought after modern development on the fringes of Burnham, is this stylishly presented and wonderfully maintained detached family home. Light, airy and spacious living accommodation is spread over three floors commencing on the ground floor with an inviting entrance hall leading to bay fronted living and dining rooms, cloakroom and family room which opens to an impressive 'Shaker' style kitchen/breakfast room with integrated appliances. The first floor then offers a landing leading to four double bedrooms, family bathroom and a 'Jack & Jill' en-suite. The second floor then comprises a superbly sized, dual aspect master bedroom leading to an en-suite bathroom. Externally, the property enjoys a mature and attractive rear garden while an aesthetically pleasing frontage provides off road parking for 2/3 vehicles via a block paved driveway which also provides access to a garage, the rear of which has been sectioned off to create a gym/games room area. Interest in this property is expected to be high so an early inspection is strongly advised to avoid disappointment. Energy Rating B.

SECOND FLOOR:

**BEDROOM ONE:** 27'3 x 17'3 max (8.31m x 5.26m max)  
Two double glazed windows to front overlooking fields, double glazed window to rear, two radiators, built in wardrobe and eaves storage cupboard , staircase down to first floor, door to:-

**EN-SUITE:**  
Double glazed Velux window to rear, radiator, four piece white suite comprising panelled bath with tiled splash back, pedestal wash hand basin with tiled splash back, close coupled WC and fully tiled shower cubicle with sliding glass door, wood effect flooring.

FIRST FLOOR:

**LANDING:**  
Two built in storage cupboards, door to leading to staircase up to second floor, staircase down to ground floor, doors to:-

**BEDROOM TWO:** 14'7 x 10'1 (4.45m x 3.07m)  
Double glazed window to rear, radiator, built in wardrobe, door to:-

**JACK & JILL EN-SUITE:**  
Obscure double glazed window to rear, radiator, three piece white suite comprising fully tiled shower cubicle with sliding glass door, wood effect flooring.

**BEDROOM THREE:** 11'5 x 10' (3.48m x 3.05m)  
Double glazed window to rear, radiator, built in wardrobe, door to above:-

**BEDROOM FOUR:** 9'10 x 8'11 (3.00m x 2.72m)  
Double glazed window to front, radiator.

**BEDROOM FIVE:** 9'10 x 8'10 (3.00m x 2.69m)  
Double glazed window to front, radiator.

**FAMILY BATHROOM:**  
Obscure double glazed window to front, radiator, three piece white suite comprising panelled bath with tiled splash back, close coupled WC and pedestal wash hand basin with tiled splash back, wood effect flooring, extractor fan.

GROUND FLOOR:

**ENTRANCE HALL:**  
Part obscure glazed entrance door to front, radiator, staircase to first floor, wood effect flooring, doors to:-

**LIVING ROOM:** 17' x 11'4 (5.18m x 3.45m)  
Double glazed bay window to front with fitted shutters, radiator.

**DINING ROOM:** 11'2 x 9'11 (3.40m x 3.02m)  
Double glazed bay window to front with fitted shutters, radiator.

**CLOAKROOM:**  
Radiator, two piece white suite comprising close coupled WC and pedestal wash hand basin with tiled splash back, continuation of wood effect flooring, extractor fan.

**KITCHEN/BREAKFAST/FAMILY ROOM:** 27'3 x 15'5 (8.31m x 4.70m)  
Double glazed window to rear with fitted shutters from family room, 2 radiators, wood effect flooring, leading/opening to kitchen/breakfast area at rear with double glazed French style doors opening on to rear garden and further double glazed window to rear with fitted shutters, extensive range of matching 'Shaker' style wall and base mounted storage units and drawers, roll edge work surfaces with inset 1 1/2 bowl single drainer sink unit, built in four ring gas hob with extractor over, integrated fridge/freezer, dishwasher and washing machine, part tiled walls, wood effect flooring.

EXTERIOR:

**REAR GARDEN:**  
Commencing with a large paved patio seating area leading to remainder which is mainly laid to lawn with established and mature planted beds to borders, external cold water tap and lighting, personal door into side of garage, side access gate leading to:-

**FRONTAGE:**  
Attractive planted hedgerow to immediate front of the property with path providing access to front entrance door, block paved driveway to side providing off road parking for 2/3 vehicles and access to:-

**GARAGE:**  
Up and over door to front, power and light connected, the rear of the garage has been partitioned to create a potential gym/games room if required, overhead storage.

**TENURE & COUNCIL TAX:**  
This property is being sold freehold and is Tax Band G.

**BURNHAM-ON-CROUCH:**  
Burnham-on-Crouch is a picturesque town on the banks of the River Crouch, a renown yachting and sailing centre hosting the famous 'Burnham Week' at the end of August. The town has a population of a little over 9,500 and is the principal settlement in the Dengie peninsula. Consequently it boasts many amenities that are uncommon in small towns including two primary schools and an academy secondary school, cinema, Burnham yacht harbour/marina, several boatyards, three yacht clubs (including the Royal Corinthian & Royal Burnham), two supermarkets and numerous individual shops, public houses and restaurants. There is a railway station on the Southminster branch line with direct commuter trains into London Liverpool Street (at peak times). The Burnham-on-Crouch Golf Club, founded in 1923, is situated in Creeksia on the outskirts of Burnham and enjoys breathtaking views over the Crouch Valley and River Crouch.

**AGENTS NOTES:**  
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.

