



Pond View, Burnham-On-Crouch CM0 8FH
£375,000

To view this property call
01621 734300



The accommodation comprises

Situated on the Persimmon Homes Development which is located on the fringes of Burnham, but still offering easy into the town. The high street offers an array of shops, a supermarket, restaurants, yacht clubs and a railway link to London Liverpool Street Station along with general amenities.

This deceptively spacious from first appearance, four bedroom semi detached house is set over three floors.

The first floor offers a cloakroom/w/c, kitchen/dining room and a good size lounge.

The second floor has three excellent size double bedrooms and a family bathroom and the third floor an impressive principal bedroom with en-suite.

Externally the property has its own drive for multiple vehicles and a generous rear garden which has views across the school rugby/football fields.

Entrance hallway

Double glazed entrance door to the hallway which has wood effect laminate flooring, radiator with decorative cover, stairs to the first floor with under cupboard.

Cloakroom/w/c

Close coupled w/c, pedestal hand wash basin, radiator and a double glazed window to the front.

Kitchen/dining room

15'5 x 9'9

This is a nice size room with the kitchen having a range of white eye level units, matching base units and drawers with marble effect work surfaces over. Inset stainless gas hob with above stainless steel extractor and stainless steel oven below, plumbing for washing machine and dish washer and space for a fridge/freezer. Concealed wall mounted boiler (not tested) double glazed window to the front with fitted white/shutter blind. The dining area is a good space with plenty of space for a table and chairs and a radiator.

Lounge

16'6 x 10'2

This again is a good size room and has double glazed double doors and double glazed window to the rear. Wood effect laminate flooring, radiator and television point.

Stairs to second floor landing.

Bedroom two

13'4 x 9'6

All the bedrooms are good size double rooms and this room has a feature panelled wall, radiator and a double glazed window to the rear.

Bedroom three.

12'1 x 9'7

Double glazed window to the front, feature panelled wall and radiator.

Bedroom four.

10'3 x 6'6

Double glazed window to the rear overlooking the playing fields and radiator.

Bathroom

Part tiled walls, panelled bath, pedestal hand wash basin, close coupled w/c. Double glazed window to the front, expel air and radiator

Stairs to the third floor landing.

Principal bedroom

18'6 x 13'8

An excellent size main bedroom with a double glazed window to the front and velux style ceiling window to the rear. Two radiators and door to the en-suite.

En-suite Walk in shower cubicle, close coupled w/c, pedestal hand wash basin, expel air, radiator and a double glazed window to the front.

Rear garden

The property has a generous size rear garden commencing with a large/patio entertaining area, side gate to the drive and front. The main garden being laid to lawn with close board fenced boundaries.

Driveway.

The property has its own drive for multiple vehicles.



Consumer Protection from Unfair Trading Regulations 2008.

S J Warren has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	95
(81-91)	B	86
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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