



## 24 Brickwall Close, Burnham-On-Crouch, CM0 8HB

Guide price £475,000

- Detached house
- Modern fitted kitchen
- Sought after location
- Ground floor cloakroom
- Garage and driveway
- Two reception rooms
- Landscaped garden
- Three bedrooms
- Utility room

# 24 Brickwall Close, Burnham-On-Crouch CM0 8HB

PRICE RANGE £475,000 - £500,000 Nestled in a HIGHLY SOUGHT AFTER CUL DE SAC, moments from the HIGH STREET, RIVER & COUNTRY PARK, yet still only a short walk to BURNHAM RAILWAY STATION with direct links to LONDON LIVERPOOL STREET, this beautifully maintained DETACHED FAMILY HOME. Boasting OPEN PLAN LIVING, the LIVING ROOM and DINING ROOM combined measure in EXCESS OF 30', complimented by a modern fitted kitchen, and separate utility room. The first floor boasts THREE GOOD SIZED BEDROOMS, and a family bathroom. Externally, the property has a delightful LANDSCAPED GARDEN to the rear, and a GENEROUS FRONTAGE, providing OFF STREET PARKING for up to FOUR VEHICLES plus a DOUBLE LENGTH GARAGE. The current owners have maintained the property to an EXCEPTIONAL STANDARD, not just decoratively, but also regarding building maintenance and upgraded insulation. A viewing is strongly recommended to appreciate not just the deceptive size of the property, it's location, but also to the high standard it has been maintained.



Council Tax Band:



#### Entrance:-

Door leading to entrance hall. Staircase lead to the first floor with a double glazed window to the front aspect, filling the hall with natural light. Doors lead to the kitchen and ground floor cloakroom.

#### Kitchen:-

10'7 x 9'9

Double glazed window to rear, double glazed door to side leading to rear garden. Range of wall and base units with various storage solutions including a pull out larder, complimented with solid wood work surfaces, space for range cooker and fridge freezer, integrated dishwasher. Wall mounted radiator. Breakfast bar leading through to living room. Cupboard housing boiler.

#### Living room:-

21'10 x 12'9

Double glazed window to front, feature fireplace, door leading back to entrance hall, two radiators, open plan to dining room.

#### Utility room:-

10'10 x 9'2

Double glazed sliding doors leading to rear garden, radiator, door to utility room.

#### Cloakroom:-

Close coupled wc, hand wash basin.

#### First floor landing:-

Double glazed window to side, doors leading to bedrooms and bathroom.

#### Bedroom:-

12'6 x 11'5

Double glazed window to front and side, fitted wardrobes, radiator.

#### Bedroom:-

10'9 x 9'

Double glazed window to rear, built in storage cupboard and overhead cabinets, radiator.

#### Bedroom:-

8' x 7'5

Double glazed window to front, eaves storage, radiator.

#### Bathroom:-

Two double glazed windows to rear, walk in shower cubicle, panel bath with mixer tap, close coupled wc, pedestal wash basin, heated towel rail.

#### Rear Garden:-

Commencing with a paved patio area leading to a mature lawn. The fenced boundaries are lined with various trees and shrubs. A large summer house is located to the rear of the garden.

#### Frontage:-

A tarmac driveway and shingle frontage offers various parking options for up to four vehicles, with various trees and shrubs to the walled boundary. An up and over door leads to a double length garage.

#### Garage:-

Up and over door to front, door to utility room. Power and light.



## Directions

## Viewings

Viewings by arrangement only. Call 01621 738738 to make an appointment.

## EPC Rating:

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