



Park Road, Burnham-On-Crouch CM0 8ES
£450,000

To view this property call
01621 734300

SJ WARREN
www.sjwarren.co.uk



The accommodation comprises

Guide Price £430,000-£450,000

Located in a prime position offering easy walking distance to the high street, shops, restaurants, railway station and general amenities.

This three bedroom detached house benefits from an elevated position which gives the front bedrooms a view over to the river crouch and sits on an exceptionally large plot.

PLEASE NOTE there is enormous potential not only to modernise the property to your own tastes and requirements but to extend substantially (subject to planning consents required).

Currently on the ground floor there is a cloakroom/w/c, a good size lounge and kitchen/breakfast room and the first floor has three bedrooms and a bathroom.

Externally as mentioned a superb plot which is majority to the side of the house but there is also a reasonable size rear garden.

The property also has its own drive leading to the garage and covered side walk way and a front garden laid to lawn.

NO ONWARD CHAIN.

Entrance hallway

Double glazed entrance door to the hallway which has the original solid wood parquet flooring.

Cloakroom//w/c

Tiled flooring, close coupled w/c, hand wash basin with vanity cupboards below and a double glazed window to the side.

Lounge

16'7 x 16'3

A good size room with the original parquet flooring which is ideal for sanding down and staining to your own taste. This room has bags of natural light from the double glazed window to the front, and patio door leading to the side garden. Stairs to the first floor landing with recess space below, radiator and door to the kitchen/dining room.

Kitchen/dining room

19'7 x 9'5

The kitchen has a range of white eye level units with back tiling, matching base units and drawers. Inset stainless steel sink, inset gas hob and built in oven, integrated fridge/freezer and dish washer.

Double glazed door to the side and a double glazed window to the rear, plenty of space in the dining area for a good size family table and chairs. Double glazed window to the rear and radiator.

Landing

There is a double glazed window on the half landing. The main landing has a double glazed window also to the side and an airing cupboard with lagged water tank and loft access.

Bedroom

12'2 x 11'3

This double bedroom has a double glazed window to the front with views across to the river crouch, double built in wardrobe/cupboard and radiator.

Bedroom two

11'6 x 11'1

Another double room with a double glazed window to the rear, double built in wardrobe/cupboard and radiator.

Bedroom three

8'7 x 8'1

This is still a good size third bedroom and has the views across to the river crouch, double glazed window to the front and radiator.

Bathroom

Tiled flooring and walls, panelled bath with taps and shower attachment, close coupled w/c, pedestal hand wash basin, chrome heated towel rail and a double glazed window to the side.

Rear garden

52 ft x 33 ft

The rear garden commences with a patio area and is mainly laid to grass seed with close board fenced boundaries, outside water tap and garage courtesy door.

Side patio area

27 ft x 17 ft

This area has a large patio and side gate to the front ideal for a substantial extension, subject to planning consents required.

Large side garden

73 ft x 61 ft

This is a gorgeous established garden mainly laid to

lawn with a circular planted rose border, mature trees, shrubs and hedging.

Front garden

Mainly to lawn with a planted border, please note this could of course be altered to offer additional parking to the properties own drive.

Drive and garage

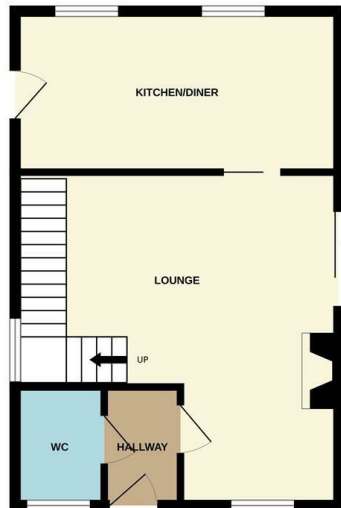
The property has its own drive for multiple vehicles to the garage, this has an up and over door and an enclosed covered passageway.



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. Made with Metropix ©2024

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| Energy Efficiency Rating | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (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 | | |
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