



Oak Crescent, Burnham-On-Crouch CM0 8FP
£385,000

To view this property call
01621 734300

SJ WARREN
www.sjwarren.co.uk



The accommodation comprises

Located on the fringes of the town but still offering easy walking access into the high street shops, restaurants, river front, yacht clubs and railway station.

Situated on the Grangewood Park Avenue development with approximately 7 years building guarantee remaining.

This extremely well presented three bedroom detached house which benefits greatly from facing the greensward. PLEASE SEE PHOTOGRAPHS)

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

On the first floor there are three excellent size bedrooms with the main bedroom having an en-suite and a family bathroom.

Externally the property benefits from a really good size rear garden and to the front its own driveway. The greensward also to the front is a lovely area to overlook and enjoy along with the neighbouring properties.

Storm porch

Storm porch to the main entrance door.

Entrance hallway

Double glazed entrance door to the hallway which has grey wood effect laminate flooring, running into all the ground floor rooms. Stairs to the first floor landing, radiator, double glazed window to the side, a wall mounted thermostatic heating control and under stairs storage cupboard.

Cloakroom/w/c

Hand wash basin with splash back tiling, close coupled w/c, expel air and radiator.

Lounge

12'6 x 11'3

The lounge along with all the rooms is a nice bright airy space which benefits greatly from the view across the greensward, lovely to relax and look out on to. Television point, radiator and a double glazed window to the front with fitted blind.

Kitchen/dining room

18'2 x 10'3

This is a good size room with the kitchen fitted with a modern range of white eye level units, matching base units and drawers with plinth lighting and grey composite work surfaces over. Inset one and a half

stainless steel sink, inset stainless steel hob with above stainless steel extractor and stainless steel oven below, integrated fridge/freezer and plumbing for a dish washer. Double glazed window with fitted blind to the rear, radiator and door to the utility room.

The dining area has plenty of space for a good size family table and chairs and double glazed French doors opening on to the rear garden.

Utility room

6'4 x 5'6

This again is a good size with a fitted white base unit and composite grey work surface over, plumbing for washing machine. Wall mounted boiler for hot water and heating(not tested) double glazed door to the side.

Landing

Loft access and a good size built in storage cupboard.

Bedroom one en-suite

12'3 x 11'9

All the bedrooms are good sizes and this being the main room, as well as having the en-suite it also enjoys views across the greensward. Double glazed window to the front with fitted blind, radiator and a wall mounted thermostatic heating control for the first floor.

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

Bedroom two

9'9 x 9'2

Another good size double room with a double glazed window to the rear with fitted blind and radiator.

Bedroom three

9'9 x 8'5

An excellent size third room with triple wardrobes to one wall, double glazed window to the rear and radiator.

Bathroom

Panelled bath and part tiled walls, close coupled w/c, pedestal hand wash basin, radiator, expel air and a double glazed window to the side.

Rear garden

The property has a generous size rear garden laid to

lawn with an outside, close board fenced boundaries and a side gate to the front. PLEASE NOTE the fencing that faces the properties parking potentially could be opened or brought forward, if you required additional parking or similar.

AGENTS NOTE

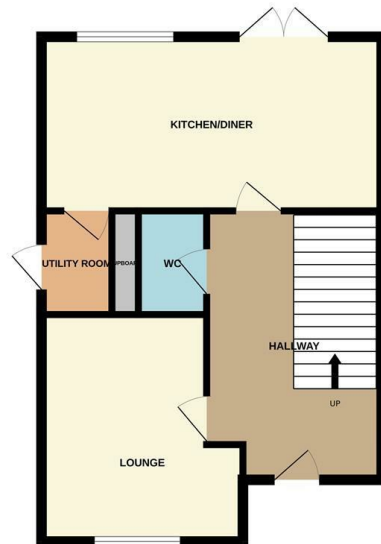
The property does benefit from facing the greensward, this lovely open green area is enjoyed by the residents in this quite mews off the main development.



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 Metropac v2004.

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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A		83	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO2 emissions</i>			
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