



Poplar Grove, Burnham-On-Crouch CM0 8RJ
£340,000

To view this property call
01621 734300

SJ WARREN
www.sjwarren.co.uk



The accommodation comprises

Located on the popular Maple Leaf estate that offers easy access to Burnham marina and country park and short cuts to the railway station, shops, restaurants and high street.

Two bedroom detached bungalow offering a good size lounge with cosy log burner, kitchen and open plan to a 18 ft summer room and dining area, two bedrooms, shower room and a very useful storage room access from the summer room.

Externally the bungalow has a good size rear garden and to the front its own drive and a generous frontage with a further parking space.

Entrance hallway

Double glazed entrance door to the hallway which has a built in storage cupboard which also houses the boiler for the hot water and heating(not tested) oak wood effect laminate flooring,radiator and loft access.

Kitchen

8'4 x 8'4

The kitchen is open plan to a superb size summer room and is fitted with a modern range of cream high gloss eye level units with back tiling, matching base units and drawers with oak wood effect work surfaces over. Inset one and a half sink, space for electric or gas oven, plumbing for washing machine and space for a tumble dryer, space for fridge/freezer, radiator and a double glazed window to the side.

Lounge

15'8 x 11'1

A good size room made all the more cosy by a free standing log burner with outside flue .Once again laid with oak wood effect laminate flooring, television point, radiator and double glazed patio doors to the rear.

Summer room and dining area

18'9 x 11'4

An excellent and versatile room with double glazing and a continuation of the oak wood effect laminate flooring, plenty of space to sit and relax and have a good size table and chairs.

Shower room

Ceramic tiled walls and a corner shower cubicle, pedestal hand wash basin, close coupled w/c , radiator and a double glazed window to the side.

Bedroom one

11'7 x 10'9

A lovely size double room with two double fitted wardrobes with above cupboards and two further single built in cupboards, double glazed window to the front and oak wood effect laminate flooring, radiator.

Bedroom two

8'7 x 8'4

Another good size bedroom with oak wood effect laminate flooring, radiator and a double glazed window to the front.

Rear garden

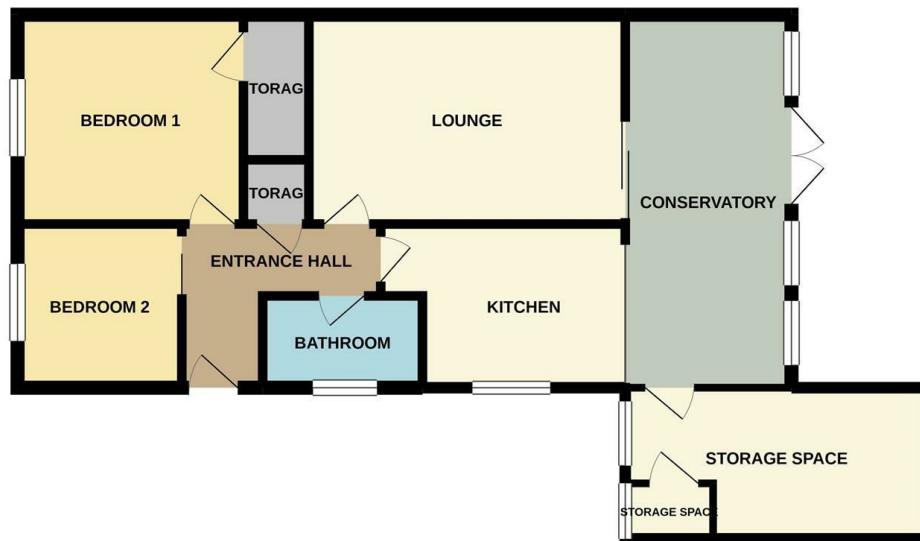
The bungalow has a generous rear garden with a patio and side path giving access to the front via a gate, neatly laid to lawn with some planting and majority close board fencing. Decked sun terrace/entertaining area, garden shed and further attached shed to the rear of the storage room.

Frontage and drive

The property has a good size frontage which is laid partly to planted borders with one additional parking space and to the side the property has its own driveway for 2/3 vehicles.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
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| Energy Efficiency Rating | | Current | Potential |
|--|-------------------------|---------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | |
| (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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