



Station Road, Burnham-On-Crouch CM0 8BQ
£395,000

To view this property call
01621 734300

SJ WARREN
www.sjwarren.co.uk



The accommodation comprises

Located in a very favourable position, ideal for walking to the high street shops, restaurants, doctor's surgery, railway station.

There are a number of short cuts to take you to the marina, country park and Burnham's scenic river front, ideal if you have pets or love the outdoors. PLEASE NOTE this three bedroom semi detached house is EXTREMELY deceptive from first appearances and offers a wealth of very versatile accommodation.

The ground floor offers a cloakroom/w/c, lounge with dining area, spacious open plan kitchen/breakfast room and snug, conservatory and a further conservatory/utility room. PLEASE NOTE enormous potential to open plan a number of the rooms (stp) or consents required.

The first floor offers a principal bedroom with en-suite, two further good size bedrooms and a family bathroom.

Externally there is a pleasant West sunny aspect rear garden and if you need LOTS OF PARKING, to the front parking for 4/5 cars. PLEASE NOTE in addition the property also has its own drive to garage, located from Winstree Road. PLEASE NOTE the garage is double in length, offering space to park and have a work shop or similar. The roof also has solar panels owned by the vendor, with a good yearly return.

NO ONWARD CHAIN AND PART EXCHANGE CONSIDERED.

Storm porch

Storm porch to the main entrance door.

Entrance hallway

Double glazed entrance door and side window to the hallway, stairs to the first floor landing.

Cloakroom/w/c

W/c with built in cistern, hand wash basin with vanity cupboard below, chrome heated towel rail and a double glazed window to the side.

Lounge and dining area.

lounge 15'1 x 14'1 dining area 9'7 x 9'5

This is a good size room with the lounge having bags of natural light from the oversize double glazed front window. Wall mounted air conditioning, radiator, television point and a feature fireplace with wooden surround and marble hearth for an electric fire.

The dining area offers ample space for a good size table and chairs with a column style vertical radiator and the potential to open plan into the kitchen/breakfast room and snug, subject to any consents required.

Kitchen/breakfast room & snug

kitchen 17'5 x 9'2 snug 10'2 x 8'6

The kitchen/breakfast room again is a really good size and consists of a range of modern white eye level units, matching base units and drawers. Inset one and a half stainless steel sink, inset stainless steel Neff gas hob with wok burner and above stainless steel extractor, built in Neff stainless steel oven and grill, plumbing for washing machine and space for fridge/freezer. Large walk in larder/cupboard, down lighting, oak wooden flooring and a double glazed door and window to the rear, open plan to the snug.

The snug has a continuation of the oak wooden flooring, radiator and double glazed double doors and side screen windows to the conservatory.

Conservatory

11'7 x 8'7

A double glazed room to use winter or summer with air conditioning, radiator and an insulated roof.

2nd conservatory/utility room.

10'2 x 6'6

Although a conservatory it doubles nicely as a utility room and has a sun reflective roof, tiled flooring, plumbing for washing machine and space for a tumble dryer.

Landing

Double glazed window to the side, loft access, linen cupboard and two further and handy built in storage cupboards.

Principal bedroom en-suite

8'6 x 15'4 max x 13'7 min

This is an excellent size room with two sets of double fitted wardrobes to one wall, air conditioning and radiator and a double glazed window to the rear. En-suite oversize walk in shower cubicle, free standing hand wash basin with vanity cupboards below, close coupled w/c. Down lights, chrome heated towel rail and a double glazed window to the rear.

Bedroom two

13'9 x 10'5

Another excellent size double room with plenty of space for free standing or fitted wardrobes, radiator and a double glazed window to the front.

Bedroom three

8'11 x 8'5

Double glazed window to the front and radiator.

Bathroom

Panelled shower bath with screen, close coupled w/c, pedestal hand wash basin and a chrome heated towel rail. Tiled walls, down lighting and a double glazed window to the side.

West facing rear garden

A pleasant garden to enjoy those hot summer days, neatly laid to lawn with planted surrounding borders and a corner patio with pergola and climbing grape vines. Courtesy door to the garage and a Side path with water tap and a gate to the front.

Please note there are 12 solar panels across the garage, owned by the vendor.

Frontage and parking

The property has a large frontage laid to shingle and offers parking for a good 4/5 vehicles. Double electric power socket and water tap.

Drive and garage

The drive (for one car) and garage are accessed from Winstree Road with the garage being a good one half lengths long. To the front there is an electric roller door and internally there is power and light.

NO ONWARD CHAIN

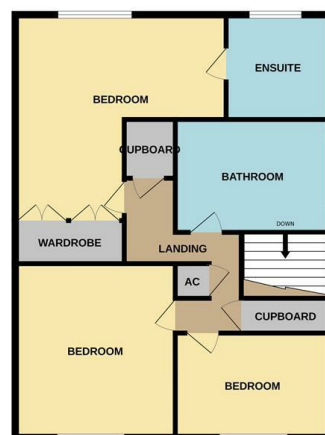
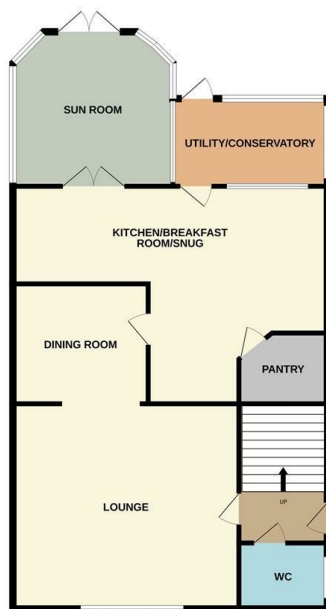
NO ONWARD CHAIN AND PART EXCHANGE CONSIDERED.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs 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 MetreX 12/2014

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			
(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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