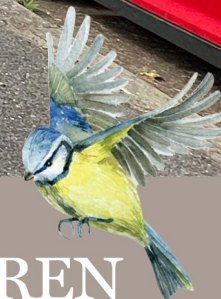




Leslie Park, Burnham-On-Crouch CM0 8SY  
£305,000

To view this property call  
01621 734300

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## The accommodation comprises

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Located on the Leslie Park development which is ideally situated for the river front, yacht clubs and the high street shops, restaurants and amenities.

Offered with NO ONWARD CHAIN this spacious two bedroom house offers an entrance porch, cloakroom/w/c, generous lounge open plan dining room and a good size kitchen.

The first floor has two double bedrooms one of which has an en-suite and a family bathroom.

Externally PLEASE NOTE there is a good size south facing garden to enjoy those hot summer days and to the front its own drive to garage with electric door, power/light and a loft space. PLEASE NOTE the property in addition to this also has a further parking space to the front of the house.

### Entrance porch

Double glazed entrance door to a good side porch, with quality fitted laminate wood effect flooring and radiator. Door to the lounge and open plan dining room.

### Cloakroom/w/c

Hand wash basin with splash back tiling, close coupled w/c and a wall mounted double cupboard and a double glazed window to the front.

### Lounge and open plan dining room

This has a continuation of the laminate flooring from the porch and also runs through into the open plan dining room.

Stairs to the first floor with an understairs alcove/storage space, television point, radiator and a double glazed window to the front. The open plan dining room has a radiator and plenty of space for a good size family table and chairs. The room backs the south facing rear garden and is also adjacent to the kitchen, ideal for meal times or entertaining.

### Kitchen

Tiled flooring and a range of white eye level units with back tiling, matching base units with complimentary work surfaces over. Space for a gas or electric oven with above extractor, space for fridge/freezer, plumbing for washing machine and an inset stainless steel one and a half sink. Wall mounted boiler for hot water and heating (not tested) and a double glazed window to the rear.

### Landing

Loft access, radiator, airing cupboard with lagged water tank.

### Bedroom en-suite

An excellent size double room with double mirror fronted fitted wardrobes to one wall, television point and double glazed window to the front.

En-suite part tiled walls, walk in shower cubicle, close coupled w/c and an inset hand wash basin. Velux style ceiling window and shaver point.

### Bedroom two

Another good size double room with double mirror fronted fitted wardrobes to one wall, double glazed window to the rear and radiator.

### Bathroom

Panelled bath with taps and shower attachment, close coupled w/c, pedestal hand wash basin. Part tiled walls, shaver point, radiator and a double glazed window to the rear.

### South facing rear garden

A lovely size garden and south facing to enjoy those hot summer days. Commencing with a good size patio entertaining area with above roll down sun canopy and water tap.

The garden is neatly laid to lawn with well stocked established shrubs, plants and flowers and close board fenced boundaries, courtesy door to the garage.

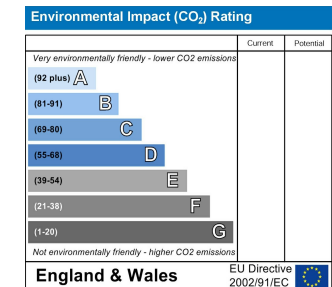
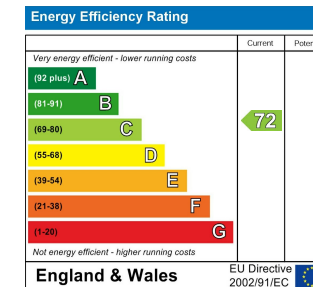
### Own drive to garage & further parking bay

To the side of the house there is the properties own drive leading to the attached garage. The garage has an electric roller door, power, light and loft space. In addition the property also benefits from its own further parking bay to the front of the house.



**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.



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