



Chelmer Way, Burnham-On-Crouch CM0 8TN
£310,000

To view this property call
01621 734300

SJ WARREN
www.sjwarren.co.uk

The accommodation comprises

Located on the Maple Leaf Estate which offers a number of short cuts to the high street shops, restaurants, railway station and Burnhams river front and country park.

Offered with NO ONWARD CHAIN.

This very nicely presented three bedroom house offers a good size entrance porch and cloakroom/w/c, a generous lounge with an open plan dining area and a modern fitted kitchen.

The first floor offers three good size bedrooms and a family bathroom. Externally there is a good size West facing rear garden, this has double gates to the rear offering off road parking or space for a boat /caravan.

Entrance porch

Double glazed entrance door to a good size porch with double glazed side screen window. Wood effect laminate flooring and doors to the cloakroom/w/c and lounge.

Cloakroom/w/c

Down lighting, close coupled w/c, hand wash basin with vanity cupboards below, wood effect laminate flooring and a chrome heated towel rail.

Lounge

15'7 x 14'4

The lounge is open plan to the dining area and is a good size, this has a continuation of the wood effect laminate flooring from the porch and also runs into the dining area.

Understairs recess space and a storage cupboard, television point, two radiators and a double glazed window to the front and down lighting.

Dining area

9'5 x 8'7

This has plenty of space for a good size family table and chairs, down lighting, radiator, ceiling light with fan and double glazed double doors with side screen windows to the rear.

Kitchen

The kitchen has a modern range of oak effect eye level units with back tiling, matching base units and drawers with roll top work surfaces over. Inset sink and electric hob with above stainless steel extractor and stainless steel Neff oven below. Space for fridge/freezer, plumbing for washing machine and dish washer, wall mounted gas boiler for hot water and heating (not tested) and a double glazed window to the rear.

Landing

Loft access and linen cupboard.

Bedroom one

11'2 x 10'4

A generous size double room with a double glazed window to the front, radiator, television point and space for free standing furniture.

Bedroom two

12'2 x 9'9

Again a generous double room with space for free standing furniture, television point, ceiling fan/light, radiator and a double glazed window to the rear.

Bedroom three

7'10 x 7'9

Double glazed window to the front and radiator.

Bathroom

Panelled bath with taps and electric shower above and shower screen, part tiled walls, vanity surround incorporating an inset sink, w/c with built in cistern and vanity cupboards below. Double glazed window to the rear and radiator.

West facing rear garden.

If you enjoy the sun then this West facing garden should be just the trick. Commencing with a patio area and outside water tap, dwarf wall with planting leading to the lawn which is split by a center path.

This then opens up to a drive/parking or storage for a boat or caravan, accessed via double gates from the rear in Thames Way, it is also possible to park in front of the gates and there is also a pedestrian gate to one side and garden shed.



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			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

Chelmer Way, Burnham-On-Crouch CM0 8TN
 £310,000

To view this property call
 01621 734300

S J WARREN
 www.sjwarren.co.uk

