



Arcadia Road, Burnham-On-Crouch CM0 8EF  
£380,000

To view this property call  
01621 734300

**SJ WARREN**  
[www.sjwarren.co.uk](http://www.sjwarren.co.uk)



## The accommodation comprises

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Very conveniently located for the high street shops, restaurants, river front, marina and railway station. This three bedroom semi detached house is offered WITH SO MUCH MORE TO OFFER THAN IS VISIBLE.

PLEASE SEE DETAILS, PARTICULARLY IF YOU ARE LOOKING TO RUN A BUSINESS FROM HOME.

Offered in lovely condition throughout and offering on the ground floor a good size hallway, cloakroom/w/c, modern kitchen, lounge/diner and conservatory.

The first floor offers three/four good size bedrooms and a family bathroom.

PLEASE NOTE if you are looking to run a business and specifically a salon or similar then this will suit your needs. Accessed via its own entrance door this potentially could suit many options and has been built with the potential to also extend above. (PLEASE SEE PHOTOGRAPHS).

The rear garden which is South facing also has an excellent built bar games room and to the front of the property its own drive for multiple vehicles to garage (PLEASE NOTE) this is currently half bike and storage with an electric roller door and the remainder a fitted utility storage room.

### Entrance hallway

Double glazed entrance door to a good size hallway with wood effect laminate flooring. Stairs to the first floor landing, built in cloaks/shoe cupboard, down lighting and radiator.

### Cloakroom/w/c

Tiled flooring, close coupled w/c, hand wash basin with vanity cupboard below, part wood panelled walls and a double glazed window to the front.

### Kitchen

10'4 x 9'6

The kitchen has a modern range of white high gloss eye level units with under lighting, matching base units and drawers with complimentary work surfaces over. Two built in slimline wine/drinks chillers, inset electric hob with above stainless steel extractor, inset one and a half stainless steel sink with above plinth and down lighting, built in Bosch stainless steel double oven and grill. Integrated fridge and freezer, dish washer and washing machine, walk in larder cupboard with wall mounted boiler for hot water and heating (not tested) tiled flooring, double glazed window to the front and a double glazed door to the side.

### Lounge/diner

17'4 x 12'6

PLEASE NOTE you could potentially knock through into what is currently the salon if you wanted to have a separate dining room or extended lounge. The lounge/diner is a good size and has television point, radiator and double glazed window and door to the conservatory.

### Conservatory

Double glazed with wood effect laminate flooring.

### Landing

Loft access, linen cupboard with lagged water tank and storage, double glazed window to the side.

### Bedroom one

12'3 x 10'9

A nice double room with recess space for your bedroom furniture, television point, radiator and a double glazed window to the front.

### Bedroom two

12'1 x 10'4

Another good size double room with built in hanging and shelving space with curtain and rail, radiator and a double glazed window to the rear.

### Bedroom three

9'6 x 6'7

Double glazed window to the rear, television point and radiator.

### Bathroom

Panelled bath with above fitted shower, close coupled w/c, pedestal hand wash basin, tiled walls, shaver point and light. Double built in cupboard, shaver point and light. expel air and a double glazed window to the side.

### South facing rear garden

If you enjoy those hot summers days then this South facing garden should hit the spot. Commencing with a patio/entertaining area, water tap and two double electric sockets.

The main garden is neatly laid to lawn with close board fencing and a path leading to an excellent bar and games room. To the side of the property there is a storage space, door to the garage and gate to a courtyard.

### Secure gate to courtyard

The courtyard services the garage courtesy door and the entrance to the salon and is another nice area to sit and relax.

### Own drive to garage

The property has its own drive for multiple vehicles.

### Garage

PLEASE NOTE the garage has been split into two and currently the front half has an electric roller door power and light. The second half has been set up as a utility room with a range of kitchen eye and base units and space for utilities, double glazed door to the side.

### Agents note

PLEASE NOTE this property offers its new owners an excellent opportunity to run a salon or similar but if this doesn't work for you, it could be an additional reception room or potential annex with the potential to extend above (stp)

### Salon room or similar

11'3 x 8'4

The salon has double glazed double entrance doors to a good size room with tiled floor and a range of fitted cupboards, drawers and hand wash basin.

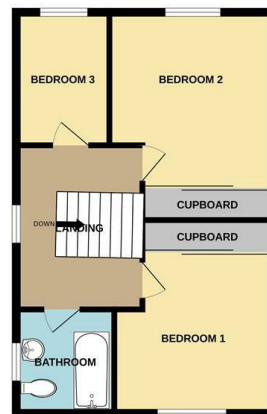
Double glazed window to the rear and door to the cloakroom which has a close couple w/c, wall mounted hand wash basin and a tiled floor.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, corners 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 Merge v2024

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

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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