



Poplar Grove, Burnham-On-Crouch CM0 8RJ  
£310,000

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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Situated on the Maple Leaf Estate which is conveniently located with short cuts to the country park, marina, high street shops, yacht clubs, railway station and general amenities.

This very nicely presented two bedroom semi detached bungalow offers a good size lounge, kitchen, two double bedrooms and bathroom. Externally if you enjoy the sun, then this south facing garden should hit the mark. To the side a driveway for multiple vehicles, to a garage with electric roller door power and light and a good size lawn to the front. NO ONWARD CHAIN.

### Entrance hallway

Double glazed entrance door to the hallway which has a wall mounted thermostatic control for the heating, single built in cupboard and radiator.

### Kitchen

8'9 x 8'7

A range of eye level units with back tiling, matching base units and drawers with oak effect work tops over. Inset stainless steel plumbing for washing machine, space for fridge/freezer, space for electric oven. Double glazed window to the rear, double glazed door to the side and radiator.

### Lounge

15'8 x 11'3

The lounge is a good size backing the south facing rear garden, television point, radiator and double glazed patio doors to the rear.

### Bedroom one

11'7 x 11'4

A good size double room with double and single built in cupboard/wardrobes, radiator and a double glazed bay window to the front with fitted blind.

### Bedroom two

8'9 x 8'4

Another double bedroom with a double glazed window to the front with fitted blind and radiator.

### Bathroom

Walk in double shower with rain and hand held showers, close coupled w/c, pedestal hand wash basin. Part tiled walls, chrome heated towel rail and a double glazed window to the side.

### Rear garden south facing

If you enjoy your garden and love the sun, then this south facing garden should tick all the boxes. Commencing with a patio, water tap and side gate to the front. Neatly laid to lawn with established well stocked and planted surrounding borders, side path to the garden shed and close board fenced boundaries.

### Drive to garage

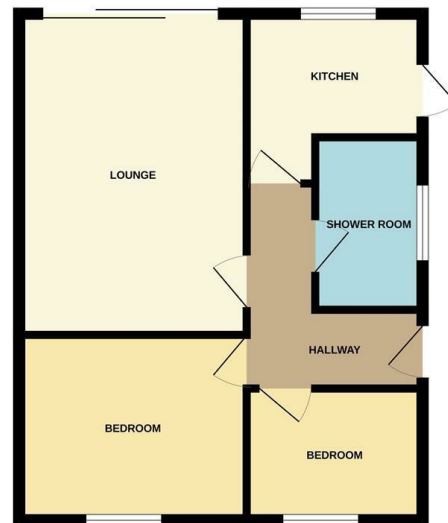
The property has its own drive for multiple vehicles to a garage with electric roller door, power and light.

### Front garden

The front garden is neatly laid to lawn and offers the potential to make additional parking, if required.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan for illustrative purposes only and should be used as a guide for your prospective purchase. The details, dimensions and appearance of fixtures have not been checked and no guarantee is given as to their availability or efficiency can be given. Made with Metreplan C1024

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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) A			89
(81-91) B			
(69-80) C		72	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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