



Winstree Road, Burnham-On-Crouch CM0 8ET  
£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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Offered with NO ONWARD CHAIN this three bedroom house located in a popular road offering easy access to the high street, shops, yacht clubs, country park and riverfront.

The ground floor offers a removable cloakroom/w/c (see details), a generous lounge and dining area and a kitchen that backs onto the part integral garage (potential here stp to extend making a large kitchen/breakfast room).

The first floor offers three double bedrooms and a family bathroom.

Externally a good size rear garden with the benefit of being south facing and to the front a long drive for multiple vehicles, to the garage.

PLEASE NOTE the remaining frontage is to lawn and offers the scope to add substantially more parking, if required.

### Entrance porch

Double glazed entrance door to the porch, wood effect laminate flooring and doors to the cloakroom/w/c and lounge/dining room.

### Lounge/dining room

22'3 x 12'1

This is a generous size room with the lounge having a gas flame fire with back boiler for the hot water and heating (not tested). Double glazed window to the front and wood effect laminate flooring.

The dining area has plenty of space for a good size family table and chairs, radiator, double glazed window to the rear and stairs to the first floor landing.

### Kitchen

10'6 x 7'9

The kitchen has a range of white eye level units with back tiling, matching base units and drawers with complimentary work surfaces over. Space for electric/gas oven, space for fridge/freezer, plumbing for washing machine and dish washer, double glazed window and door to the rear.

PLEASE NOTE the part integral garage backs this room offering potential to convert and make a good size kitchen/breakfast room (stp).

### Landing

Loft access and linen cupboard with lagged water tank.

### Bedroom one

15'1 x 8'11

All the bedrooms are good size double rooms and this has a double built in wardrobe/cupboard, radiator and a double glazed window to the rear.

### Bedroom two

11'9 x 8'7

Another excellent size double bedroom with a double built in wardrobe/cupboard, radiator and a double glazed window to the rear.

### Bedroom three

11'9 x 6'9

Although the third bedroom this is still a double, with a double glazed window to the front and radiator.

### Bathroom

Panelled bath with shower attachment, close coupled w/c, pedestal hand wash basin, tiled walls and a double glazed window to the front.

### Rear garden south facing

If you love the sun then you won't be disappointed with this south facing garden, neatly laid to lawn with some borders. There is a decked patio area with outside water tap, close board fenced boundaries and a gate to a pathway giving a short cut onto Station Road.

### Drive to garage

The property has a long driveway for multiple vehicles to the part integral garage (see notes on cloakroom/w/c). The garage has an up and over door power and light.

### Front lawn

PLEASE NOTE the lawn stretches the length of the driveway and this could offer substantially more parking if required.

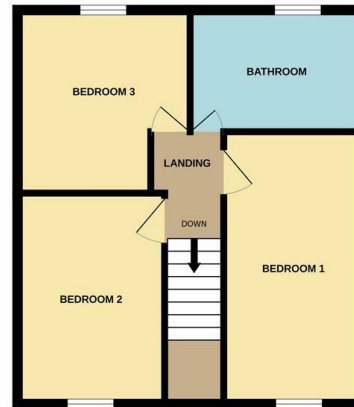
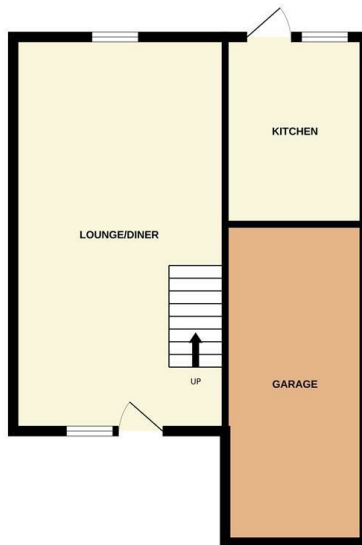




GROUND FLOOR



1ST 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 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.  
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#### 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) <b>A</b>		<b>87</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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