



Essex Road, Burnham-On-Crouch CM0 8EQ  
£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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Located conveniently offering easy access to the high street shops, restaurants, yacht clubs, riverfront and railway station.

Originally three bedrooms but now a two bedroom cottage with an upstairs bathroom.

This extremely well presented extended cottage offers on the ground floor a cosy lounge, dining room to the extended kitchen and breakfast room and utility room.

The first floor has two double bedrooms and a large bathroom(formally a third bedroom).

Externally an excellent size and well thought out garden, ideal for entertaining or just enjoying the outside space, with a summer house/cabin with veranda.

NO ONWARD CHAIN.

### Entrance and lounge

12'3 x 11'2

We have mentioned that all the rooms throughout this cottage are presented to a really excellent standard, this can be seen clearly in our photography and video tour.

Double glazed entrance door to the lounge which has restored and polished original exposed floorboards. Fireplace recess with a cast iron effect electric wood effect fire which will remain, tv point, radiator with decorative cover and a double glazed walk in bay window to the front.

### Inner hallway

Stairs to the first floor landing.

### Dining room

11'3 x 11'1

A nice size room with plenty of space for a good size table and chairs, fireplace recess with a cast iron effect electric flame wood burner. Quality wood effect laminate flooring, radiator with decorative cover, understairs storage cupboard.

### Kitchen/breakfast room

This is an excellent room with a range of modern white high gloss eye level units, matching base units and drawers with marble effect composite work surfaces over. Inset electric induction hob with above extractor and glass splash back with decorative motif, stainless steel built in double ovens and grill, integrated fridge/freezer and dish washer and an inset sink. Matching composite marble effect

breakfast bar with shelving below and stools to remain, tv point, wood effect laminate flooring, down lighting, lantern style ceiling window and a double glazed window to the rear.

### Side lobby

Wood effect laminate flooring, built in storage cupboard, double glazed door to the side and door to the cloakroom/w/c utility room.

### Utility room/cloakroom/w/c

Originally the ground floor bathroom, now an excellent size utility and cloakroom.

Wall mounted eye level unit, work surface with below plumbing for washing machine which will remain, space for fridge, tumble dryer and a wall mounted boiler(not tested.)

Vanity surround with inset hand wash basin and a built in w/c and cistern and cupboards below, chrome heated towel rail, double glazed window to the rear.

### Landing

#### Bedroom one

11'2 x 10'5

A good size double room with a built in cupboard/wardrobe, original cast iron fireplace, radiator and a double glazed window to the front.

#### Bedroom two

11'2 x 8'3

Another good size double room with quality freestanding wardrobes which will remain, radiator and a double glazed window to the rear.

### Bathroom

Originally the third bedroom, making this a really good size with a oversize walk in shower cubicle, vanity surround with sink, w/c and cupboards below.

### Rear garden

An excellent size and well thought out garden, commencing with a large patio/entertaining area with outside power sockets and water tap. Planted rockery with palm tree, leading on to a second seating area with well stocked and planted border and close board fenced boundaries.

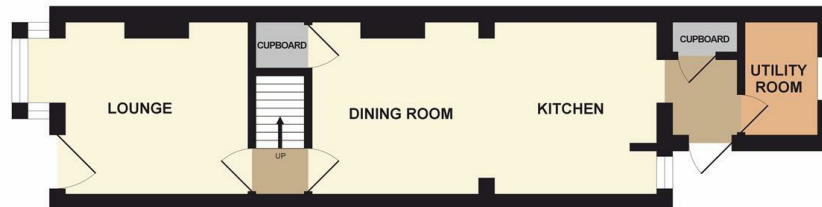
There is a good size summer house which is double glazed with power and light, a great area to sit and chill or entertain with a veranda to enjoy those hot summer days and garden shed.

Walled with gate and laid to patio.

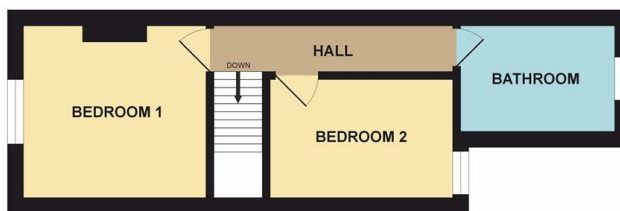
### Front garden



GROUND FLOOR



1ST FLOOR



**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>		
(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>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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