



Silver Road, Burnham-On-Crouch CM0 8LA  
£330,000

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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An opportunity to purchase a wonderful character property and being one of Burnham's coastguard cottages which is believed to date back to 1886. The cottage offers so many of the original features as can be seen in our photography and video tour and is ideally located for the high Street shops, restaurants, yacht clubs and the picturesque river front and country park.

The first floor consists of a good size entrance porch leading into the dining room and lounge with an attractive open fireplace and kitchen to the rear.

The second floor offers two excellent size double bedrooms and a shower room w/c, stairs then to the third floor split level landing with a third good size bedroom and a family bathroom.

Externally PLEASE NOTE there is a superb garden in excess of 270 ft great for keen gardeners, or anyone who loves their outside space.

To the front the property offers its own drive/parking.

### Entrance porch

A generous entrance porch with side screen windows and fitted blinds, curtain and rail opening into the dining room(or room of your choice)

### Dining room

10'1 x 9'2

A versatile room currently a very nice size dining room, plenty of space for a good size family table and chairs. Original renovated floor boards, wall mounted electric radiator and a window to the front with part shutter blinds and curtains fitted, arch to the lounge and a pine stripped door leading to the staircase.

### Lounge

13'8 x 12'7

A nice size lounge made all the cosier by the open fire with wooden surround and cast iron fire back, lovely to enjoy on those cold winter evenings. There are built in cupboards to ether side of the fireplace and above fitted shelving and the exposed floorboards continue from the dining room. Pine stripped door to a large under stairs storage cupboard with steps down and light, wall mounted electric radiator, tv point and a window to the rear with lower fitted shutters.

### Kitchen

9'5 x 6'6

The kitchen has a range of modern cream eye level

units with back tiling, matching base units and drawers with solid wooden work surfaces over. Inset electric hob with above stainless steel extractor and a built in double oven and an integrated fridge. Tiled flooring, window to the rear and a window and door to the side.

### Stairs and second floor landing

Original part wood panelled walls, window to the front and cupboard below.

### Bedroom one

12'9 x 10'2

An excellent size double bedroom with original and renovated wooden floor boards and cast iron fireplace. Double fitted wardrobe, wall mounted electric radiator and a dual sash windows to the front and picture rail surround.

### Bedroom two

10'8 x 8'9

Once again a great size double bedroom with original renovated wooden floor boards, built in wardrobe/cupboard. Wall mounted electric radiator and a window to the rear.

### Shower room

Part tiled walls, walk in shower, close coupled w/c, corner hand wash basin and a n above ceiling window.

### Stairs to the third floor split staircase.

The split staircase is a lovely feature with a bedroom to the left and bathroom to the right.

### Bedroom three

10'2 x 9'2

Once again a really good size room for a third bedroom, exposed wooden floorboards. Built-in wardrobe/cupboard, eaves storage space and dual windows to the rear.

### Bathroom

The bathroom has been very tastefully fitted with exposed wooden floorboards and dual sash windows to the front. Free standing ball and claw bath with chrome taps and shower attachment, close coupled w/c, hand wash basin with vanity drawers below.

### Rear garden

in excess of 270 ft

WE WOULD ASK YOU POLITELY TO PLEASE

### CONSIDER THE GARDEN SIZE BEFORE VIEWING.

If you love your gardening or just the outside space, then this is a must for you, commencing with a decked area and an attached out house/utility room with plumbing for a washing machine and tumble dryer, leading down to a large further decked /patio area.

The first section of the garden has a path and is laid to lawn with some planting and a garden shed, a gate then leads on to the remaining garden, again laid to lawn with some planting and shrubs.

### Frontage/drive

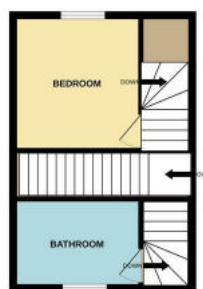
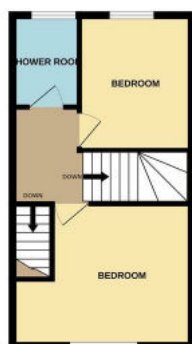
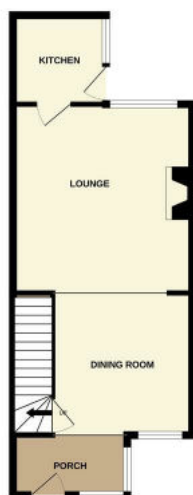
To the front the property has its own drive/parking.



GROUND FLOOR

1ST FLOOR

2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of areas, volumes, costs 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, fixtures and appliances shown hereon are not intended to be guaranteed as to their operability or efficiency and are for general information only.  
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**Referrals**

We work closely with a section of Trusted Local Solicitors/Conveyancers. This helps to provide for a smooth process from start to finish. Please note some (not all) pay us, The Agent, a Referral fee of up to £200. You however are under NO OBLIGATION to use any such recommendation.

**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	Target #1
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>		
Net energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Target #1
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>		
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