



Orchard Road, Burnham-On-Crouch CM0 8LB  
£290,000

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, just a short stroll to the high street, shops, restaurants, public houses, yacht clubs and Burnhams scenic river front.

This semi detached two bedroom property offers enormous scope to improve, nearby properties have extended to four bedrooms and increased the ground floor accommodation considerably (stp)

The ground floor has an entrance hallway, lounge, kitchen/breakfast room, and bathroom. The first floor has two bedrooms, both of which are doubles.

Externally the property has a superb rear garden in excess of 93 ft x 36 ft and to the front a driveway for multiple vehicles, potential to build a garage. The frontage is to lawn split by a path and measures 31 ft x 27ft offering even more potential parking.

NO ONWARD CHAIN.

### Entrance hallway

Double glazed door to the hallway which has stairs to the first floor landing and radiator.

### Lounge

16'2 x 11'1

Double glazed windows to the front and rear, two radiators, tv point and a wooden fireplace surround with coal effect gas flame fire.

### Kitchen

9'6 ext 12'9 x 9'8

A range of white eye and base units with drawers and work surfaces over, space for electric oven, fridge and freezer and an inset stainless steel sink.

Larder/cupboard, dual double glazed windows to the side, double glazed window and door to the rear and a wall mounted boiler for hot water and heating (not tested )

### Shower room

Walk in double shower cubicle, close coupled w/c, pedestal hand wash basin, part tiled and shower boarded walls. Double glazed window to the side and radiator.

### Landing

Double glazed window to the rear.

### Bedroom one

Both bedrooms are doubles and this room has a eaves storage cupboard, double glazed window to the rear and radiator.

### Bedroom two

12'2 x 9'5

Double fitted wardrobe with above bridging cupboards, eaves storage cupboard, over the stairs cupboard, radiator and a double glazed window to the side.

### Rear garden

in excess of 93 ft x 36 ft

A superb size garden with an out building/shed, good size patio and neatly laid to lawn. PLEASE NOTE there is potential here to build a garage by the house or down the garden, subject to planning.

### Own drive

Double gates open to the drive which has space for multiple vehicles and runs down the side of the property.

### Frontage

31 ft x 27 ft

The frontage is an excellent size split by a center path and laid to lawn either side, potential here for even more parking.



#### 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			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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