



Station Road, Burnham-On-Crouch CM0 8BQ
£411,000

To view this property call
01621 734300

SJ WARREN
www.sjwarren.co.uk



The accommodation comprises

Situated in Station Road which offers easy access to Burnhams high street, shops, restaurants, yacht clubs, river front/marina and the railway station linked to London Liverpool Street Station.

Originally a four bedroom semi detached house but now a greatly improved and extended three bedroom property.

The property offers a wealth of accommodation with the ground floor having a cloakroom/w/c, Lounge, Study/home office or reception room of your choice, large kitchen/dining room in excess of 22 ft and door to the garage/hobby room/utility room with dog shower.

The first floor could easily be adapted to once again have four bedrooms but with the extension it now offers three very large bedrooms, bathroom and separate w/c.

Externally a good size garden to enjoy with two sheds one of which has its own consumer unit. PLEASE NOTE the property has sixteen owned solar panels returning the maximum tariff, making a very substantial difference to the energy costs. The frontage and drive measures in excess of 67 ft x 28ft offering parking 8/10 vehicles, space for a boat or caravan.

Entrance hallway

Oak entrance door with a glazed patterned inset to the hallway, tiled flooring and stairs to the first floor.

Cloakroom/w/c

Tiled flooring, close coupled w/c, hand wash basin, radiator and a double glazed window to the side.

Lounge

15'8 x 13

The lounge has a sandstone fireplace and surround with a cast iron wood burner to enjoy on those cold winter evenings. The room is open to ether side giving access to the study/reception room and the kitchen/dining room which has double doors, to separate if required. Double glazed window to the front, radiator and television point.

Kitchen/dining room

22'7 x 9'1 ext 9'9

This is an impressive size and certainly the hub of the home, great for family gatherings or entertaining. The kitchen has a range of white eye level units with

back tiling, matching base units and drawers with solid wood work surfaces over. Integral dish washer and fridge, inset stainless steel gas hob, built in oven and grill, inset one and three quarter stainless steel sink. Double glazed window to the rear and double doors to the side, internal door to the (garage) hobby room/utility room(see details).

The dining area has bags of room for a family table and chairs, built in cupboard, double glazed window to the side and radaitor.

Study/home office/reception room

9'9 x 8'8

This really is a totally versatile room, whether an office/study or reception room of your choice. Tiled flooring, double glazed window to the rear, radiator and double doors that can separate you from the kitchen/dining room.

Landing

The landing is suprisingly large and has exposed wooden floorboards, radiator, linen cupboard also with a radiator and a double glazed window to the side.

Bedroom one

15'6 x 11'6

Previously two bedrooms and without too much alteration this could again make two rooms. It does how ever make a superb large double bedroom with exposed wooden floorboards, double cupboard/wardrobe and also a further walk in wardrobe. Dual double glazed windows to the front and two radiators.

Bedroom two

16'4 x 8'6

This is an extension over the garage, giving another superb size double bedroom with exposed wooden floorboards, radiator and double glazed windows to the front and side.

Bedroom three

10'1 x 9'1

Another good size double bedroom with exposed wooden floorboards, radiator, built in wardrobe and a double glazed window to the rear.

Bathroom

Tiled flooring and tiled walls, panelled bath, walk in shower cubicle with rain and hand held showers,

hand wash basin, mirrored cabinet incorporating a shaver point and light. Chrome heated towel rail, radiator and a double glazed window to the rear.

Separate w/c

Close coupled w/c, tiled flooring, radiator and expel air.

Rear garden

The property has a good size garden with a large patio entertaining area, neatly laid lawn with pergola, ornamental fish pond and surrounding planted borders. Two garden sheds one of which has its own electric consumer box, close board fenced boundaries.

Frontage and drive

67 ft x 28 ft

The frontage is an exceptional size with parking for at least 8/10 vehicles, with the remaining frontage laid to lawn offering potentially , even more parking.

There is a Victorian style street lamp on its own power switch which was cleverly made by the current owner and a hedged boundary to the left flank.

Garage

The garage has double opening doors to the front and also double glazed double doors to the rear. Whether for a car or used currently as a hobby room/utility room, with laminate flooring, radiator, sink and dog shower.



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) A		
(81-91) B		
(69-80) C		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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