



West Ley, Burnham-On-Crouch CM0 8LH
£350,000

To view this property call
01621 734300

SJ WARREN
www.sjwarren.co.uk

The accommodation comprises

Located very conveniently for the high street, shops, yacht clubs, river front and the railway station linked to London Liverpool Street Station.

This three bedroom semi detached house is very nicely presented throughout. Offering on the ground floor a good size hallway, cloakroom/w/c, modern fitted kitchen, spacious lounge and a good size double glazed conservatory.

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

Externally a good size rear garden to enjoy and entertain with a nice size patio and brick built bbq.

To the front the property has a n L shaped drive for multiple vehicles to the garage which has an electric roller door, power and light.

Entrance hallway

Double glazed door to a good size hallway with oak wood flooring, radiator with decorative cover and stairs to the first floor.

Cloakroom/w/c

Tiled flooring and part tiled walls, close coupled w/c, hand wash basin with double vanity cupboards below. Smooth ceiling with down lighting, radiator and a double glazed window to the front.

Kitchen

10'4 x 9'4

A modern fitted kitchen with a range of grey eye level units and back tiling, matching base units and drawers with quality Quartz work tops over. Integral dish washer and washing machine, inset stainless steel gas hob with above extractor, stainless steel built in fan oven with grill and above fitted stainless steel microwave. Space for American style fridge/freezer, inset stainless steel sink, understairs cupboard/larder, double glazed window to the front with fitted blind, tiled flooring and a smooth ceiling with down lighting.

Lounge

17'4 x 11'9

This a nice spacious room with the solid oak flooring continuing from the hallway, smooth ceiling with down lighting and radiator with a decorative cover. Double glazed sliding doors to the double glazed conservatory and television point.

Conservatory

Another good size room, ideal as a dining room/play

room or to enjoy the summer sun. The roof has sun reflective glass and porcelain tiled flooring.

Landing

Wood effect stairs with hard wood nose endings to the landing. Loft access, radiator with decorative cover, double glazed window to the side, smooth ceiling with down lighting, laminate wood effect flooring.

Bedroom one

12'1 x 10'4

The wood effect flooring continues into all the bedrooms. Double built in linen cupboard and a fitted double wardrobe with sliding doors and mirror and radiator with decorative cover. Smooth ceiling with down lighting and a double glazed window to the rear.

Bedroom two

10'7 x 10'9

Another good size double room with smooth ceiling and down lighting, radiator with decorative cover and a double glazed window to the front.

Bedroom three

9'3 x 6'7

A good size for a third bedroom with smooth ceiling, down lighting, radiator with decorative cover and a double glazed window to the rear.

Bathroom

Tiled flooring and walls, smooth ceiling with down lighting, panelled bath, walk in shower cubicle, close coupled w/c, hand wash basin with vanity cupboards below. Double glazed window to the side and radiator.

Rear garden

The garden is a good size with a patio entertaining area and brick built bbq to enjoy. The garden is neatly laid to lawn with surrounding planted borders and close board fenced boundaries. Water tap, double power sockets and courtesy door to the garage.

Frontage and driveway

The property has a hedged boundary and an L shaped drive, offering parking for multiple vehicles and double electric power sockets.

Garage

The garage has an electric roller door, power and light and is neatly racked for storage.



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			
		71	85
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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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