



Holly Close, Burnham-On-Crouch CM0 8DL  
£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 on the Maple Leaf Estate which has a number of short cuts to the country park, marina, railway station and the high street shops and amenities.

OFFERED WITH NO ONWARD CHAIN.

Two bedroom semi detached bungalow with a modern kitchen, lounge, two double bedrooms and wet room.

Externally the property has a good size rear garden and to the front a drive for multiple vehicles to a garage, with the remaining frontage to lawn and planting.

### Entrance hallway

Double glazed door to the hallway, wall mounted thermostatic control for the heating and hot water, radiator and loft access.

### Kitchen

9'5 x 7'8

A modern range of pale green eye level units with back tiling, matching base units and drawers with wood effect work surfaces over. Inset one and a half stainless steel sink, inset electric hob with above stainless steel extractor, built in stainless steel oven and micro wave, space for fridge/freezer and plumbing for a washing machine. Built in larder/cupboard and a double glazed window to the front.

### Lounge

15'3 x 10'3

PLEASE NOTE this was originally bedroom one and if you so wished you could of course switch to having the lounge to the front, as originally designed.

Double glazed double doors with side screen windows to the rear, two radiators and a television point.

### Bedroom one

14'3 x 11'4

As mentioned this was the original lounge and could of course easily be switched back. A good size room with double glazed window to the front and radiator.

### Bedroom two

9'3 x 8'4

Another good size room with a double glazed window to the rear and radiator.

### Wet room

Walk in shower, hand wash basin with double vanity cupboards below, close coupled w/c, white heated towel rail, expel air and a double glazed window to the side.

### Rear garden west facing.

A very nicely laid out west facing garden commencing with a patio area and a large walnut tree, neatly laid lawn with surrounding well stocked borders with an array of flowers, shrubs and plants. Two paths one leading to the garden shed which is to the rear of the garage, side gate giving access to the drive and front.

### Drive to garage

The property shares the approach to its own driveway, this will accommodate a multitude of vehicles and leads to the garage which has an up and over door.

### Front garden

The front garden is a mixture of lawn, plants and mature shrubs, PLEASE NOTE you could add additional parking if required.



#### 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			87
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
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