



Galahad Close, Burnham-On-Crouch CM0 8EP  
£249,995

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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Situated ideally for the shop, restaurants, yacht clubs, Burnhams country park, marina and railway station linked to London Liverpool Street Station. This prime location makes it easy to walk to all of the local amenities making this two bedroom house an excellent. forever home, buy to let or holiday retreat.

Offered with NO ONWARD CHAIN this nicely presented two bedroom house, offers a good size porch, lounge, kitchen, two double bedrooms and bathroom. Externally a rear garden in excess of 40 ft and its own allocated parking space.

### Entrance porch

Double glazed entrance door to a large porch with cloaks cupboard and airing cupboard with the lagged water tank.

### Lounge

13' x 8 x 119

The lounge has an understairs cupboard, stairs to the first floor, tv point, radiator, double glazed double doors to the rear and is open to the kitchen.

### Kitchen

5'2 x 7'2

This has a range of modern cream eye level units with back tiling, matching base units and drawers with complimentary work surfaces over. Inset stainless steel sink, inset electric hob with above extractor and oven below. Fridge/freezer and washing machine both of which can remain and a double glazed window to the front.

### Landing

Loft access.

### Bedroom one

10'6 x 8'6

Both bedrooms are doubles and this has a built in cupboard, double glazed window to the rear and wall mounted electric heater.

### Bedroom two

10'5 x 7'6

Another double room with a double glazed window to the front and a wall mounted electric heater.

### Bathroom

Double walk in shower cubicle, close coupled w/c,

pedestal hand wash basin, tiled walls and a double glazed window to the front.

### Rear garden

in excess of 40 ft

The property has a good size garden commencing with a patio area, laid to gravel for low maintenance with a center decked path and garden shed.

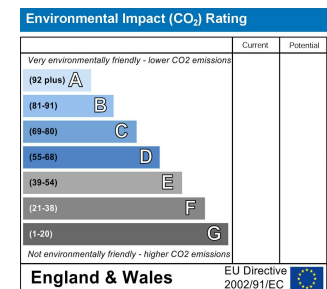
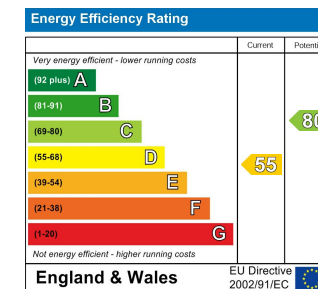
### Allocated parking

The property has its own allocated parking space to the rear.



#### 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.



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