



Normandy Avenue, Burnham-On-Crouch CM0 8JR  
Offers in excess of £350,000

To view this property call  
**01621 734300**

**SJ WARREN**  
[www.sjwarren.co.uk](http://www.sjwarren.co.uk)





## The accommodation comprises

---

Offered with NO NOWARD CHAIN and being conveniently located for the high street, shops, restaurants, river front, marina and yacht clubs. All other amenities including the train station linked to London Liverpool Street, schools and doctors surgery are all easily accessible

If you are looking for a well proportioned family home with very versatile accommodation, then this property will give you the options and more. The ground floor has a generous lounge, a good size kitchen, separate dining room and a large rear lobby with access to both sides incorporating a cloakroom/w/c, and a utility room/ office/reception room making this whole area a versatile space. The first floor has three spacious bedrooms and a family bathroom. Externally if you enjoy those hot summer days, then this 65 ft rear South facing established garden will be ideal to enjoy and entertain. To the front there is parking which extends to one side for 4/5 vehicles.

### Entrance hallway

Double glazed entrance door and side screen windows to the hallway, stairs to the first floor landing and radiator.

### Lounge

17'10 x 10'5

A generous size room with double glazed window to the front and double glazed patio doors opening on to the South facing rear garden. White fireplace surround with a n electric flame effect fire, radiator and television point.

### Kitchen

15'2 x 6'7

Once again this is a good size room and has a range of sage green eye level units with back tiling, matching base units and drawers with wood effect work surfaces over. One and a half white enamel sink, space or a gas or electric oven, space for fridge/freezer, larder/cupboard. Wood effect flooring, double glazed window to the rear and door to the rear lobby and dining room.

### Dining room

12 x 10'8

Plenty of space for a good size family table and chairs, double glazed window to the front and radiator with decorative cover.

### Rear lobby

10'7 x 3'6 ext 6'8

PLEASE NOTE this area which incorporates the cloakroom/w/c and utility room/office or similar does lay itself open to being reconfigured to suit your requirements.

This area is a good size and has doors to both side and a window.

### Cloakroom/W/C

Wood effect flooring, light window to the side and a close coupled w/c.

### Utility room/office/reception room

10'3 x 9

This room is totally versatile, whether a home office, play room or reception room of your choice. There is a range of eye, base and drawers to one wall, plumbing for washing machine and tumble dryer and a window to the side.

### landing

Double glazed window to the rear, built in linen cupboard with wall mounted boiler for hot water and heating ( not tested )

### Bedroom one

12'1 x 10'8

Double glazed windows to the front and side, single built in wardrobe/cupboard and radiator.

### bedroom two

11'7 x 10'5

Double glazed window to the front , single built in wardrobe/cupboard and radiator.

### Bedroom three

8' 11 x 6'8

Double glazed window to the rear, single built in wardrobe/cupboard and radiator.

### Bathroom

6'10 x 5'10

Panelled bath with above shower, pedestal hand wash basin, close coupled w/c, and tiled walls. Down lighting, expel air, radiator and a double glazed window to the rear.

### Rear Garden South facing

in excess of 65 ft

The property has an excellent 65 ft rear garden

South facing, to enjoy those hot summer days and is established and private. Commencing with a patio area, water tap and side path, surrounding mature planting, shrubs and trees and a neatly laid lawn. Side gate to the front and an attached garden shed.

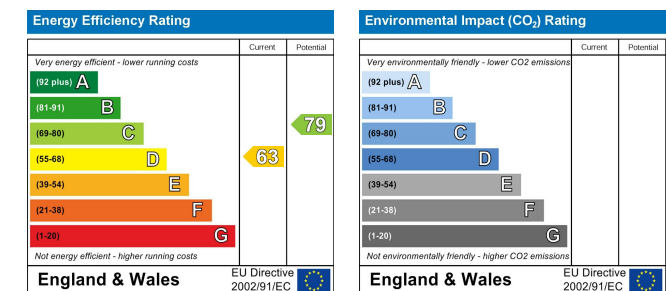
### Front drive/parking

The property has its own drive/parking which extends down the side of the house, parking for 4/5 vehicles.



#### 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.



Normandy Avenue, Burnham-On-Crouch CM0 8JR  
Offers in excess of £350,000

To view this property call  
01621 734300

**S J WARREN**  
www.sjwarren.co.uk



