



Alamein Road, Burnham-On-Crouch CM0 8JH
£320,000

To view this property call
01621 734300

SJ WARREN
www.sjwarren.co.uk

The accommodation comprises

The property offers a generous lounge, spacious kitchen/dining room and summer room on the ground floor and cloakroom/w/c.

The first floor has three excellent size double bedrooms and a family bathroom. Externally there is a large West facing rear garden and two outbuildings, both with power and light and one insulated, boarded and plastered making a potential excellent office or home work space.

To the front the property has its own drive/parking. NO ONWARD CHAIN.

Entrance hallway

18 6" x 5 7"

Double glazed entrance door to the hallway that has wood effect laminate flooring, radiator and two understairs storage cupboards.

Cloakroom/w/c

Wood effect laminate flooring, w/c with built in cistern and a double glazed window to the rear.

Kitchen/dining room

10 4" x 15 8"

This is a good size room with the kitchen comprising of a modern range of grey eye level units with splash back panelling. Matching base units with wood effect complimentary work surfaces over, double cupboard housing concealed boiler for hot water and heating. Inset stainless steel sink, space for fridge/freezer, plumbing for washing machine, space for electric/gas oven with above stainless steel extractor. Wood effect laminate flooring, down lighting and plenty of space in the dining area for a table and chairs, double glazed window to the side, radiator and double glazed window and door to the rear.

Lounge

15 4" x 12 9"

The lounge has a cosy inset gas log flame effect fire with a recess to one side, television point and radiator. Double glazed square bay window to the front with quality white fitted shutter/blinds.

Landing

Loft access and linen cupboard with lagged water tank and shelving.

Bedroom one

12 9" x 12 9"

An excellent size double bedroom with plenty of

space for free standing furniture, double glazed window to the front with quality white shutter/blinds and radiator.

Bedroom two

11 x 11

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

Bedroom three

11 6" x 8

A great size third bedroom with a double glazed window to the rear and radiator.

Bathroom

Panelled bath with electric shower above, taps with shower attachment and screen, hand wash basin with double vanity cupboard below, close coupled w/c, tiled walls, chrome heated towel rail and a double glazed window to the side.

Rear garden West facing

The property has an excellent West facing garden to enjoy those hot summer days. The garden commences with a good size patio entertaining area leading to the main garden which is neatly laid to lawn with close board fenced boundaries. There are two excellent size out buildings with power and light, one of which is insulated, boarded and plastered and would make a great office or home work space. Out side water tap and gate to the front.

Front garden and parking.

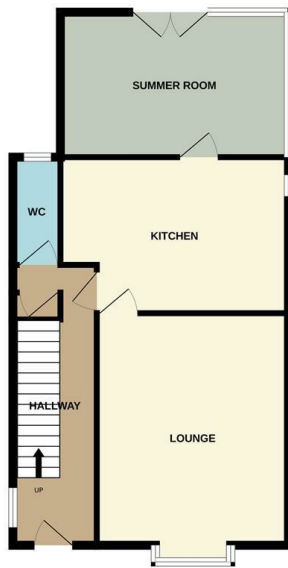
Small front garden and to the side the property has its own drive/parking.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Memento 12/2021

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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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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