



Chapel Road, Burnham-On-Crouch CM0 8JD  
£340,000

To view this property call  
01621 734300

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

## The accommodation comprises

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Just a short stroll to the river front, yacht clubs, high street shops, restaurants and general amenities. This very nicely presented three bedroom cottage offers very deceptive accommodations from first appearance and is being offered with NO ONWARD CHAIN.

The property has been refreshed throughout and offers on the ground floor a cloakroom/w/c, lounge with wood burner, a large open plan kitchen and dining room.

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

Externally a superb garden in excess of 75 ft with a large patio/entertaining area and an excellent cabin insulated with power, making an ideal home office, games room or similar.

PLEASE NOTE the property has a frontage which extends to one side, potentially, subject to consents required for a dropped kerb, could offer parking.

### **Keyhole storm porch**

### **Hallway**

Entrance door to the hallway with stairs to the first floor landing which have new fitted carpets. Under stairs recess and wood effect laminate flooring.

### **Cloakroom/w/c**

Wood effect laminate flooring continuing from the hallway, close coupled w/c, hand wash basin with splash back tiling, double glazed window to the side.

### **Lounge**

13'5 x 11'10

Newly fitted carpet, open fireplace with a feature slate breast and surround and a fitted cast iron wood burner. Double glazed bay window to the front with a quality fitted white shutter/blinds and radiator.

### **Open plan kitchen and dining room**

12'9 ext 15'9 x 15'6 reducing x 6'6

This is an excellent size room and works very well with the modern style open plan living. The kitchen has a range of wood grain effect eye level units, matching base units and drawers with complimentary work surfaces over. Stainless steel sink, space for fridge/freezer, plumbing for washing machine, inset electric hob with above stainless steel hob and stainless steel oven below. Wood effect laminate flooring running throughout the room and

down lighting, plenty of space for a large family table and chairs. Radiator with decorative cover, single built in cupboard, double glazed window and door to the sides and double glazed double doors opening onto the rear garden

### **Landing**

Newly laid carpet, loft access and a double glazed window to the side.

### **Bedroom one**

11'7 x 11'2

Newly laid carpet, double glazed window to the front and radiator.

### **Bedroom two**

12'6 x 7'9

Wood effect laminate flooring, radiator and a double glazed window to the rear.

### **Bedroom three**

9'4 x 8'3

Wood effect laminate flooring, radiator and a double glazed window to the rear.

### **Bathroom**

Tiled walls and flooring, down lighting, panelled bath with above fitted shower and screen, hand wash basin with vanity drawers below, close coupled w/c.

Chrome heated towel rail and a double glazed window to the front.

### **Rear garden**

in excess of 75 ft

The property has an excellent size garden commencing with a large patio entertaining area, water tap and side gate to the front. The majority of the garden is laid to lawn with close board fenced boundaries. There is a cabin approximately 17 ft x 10 ft insulated with power and light and a double glazed door and window to the front, opening onto a decked veranda. This would make an ideal home office/man cave or similar.

### **Frontage**

The frontage has been laid to shingle, PLEASE NOTE the property also owns more to the side and if this was combined with the front it could potentially offer parking, subject to consents required for a dropped kerb.



#### 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
England & Wales	EU Directive 2002/91/EC	



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