



Queens Road, Burnham-On-Crouch CM0 8DY  
£244,500

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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OPEN HOUSE ON SATURDAY 25 APRIL 2026 -  
BOOKING BY APPOINTMENT ONLY 10am to 1pm

Situated ideally for the high street, shops,  
restaurants, railway station, river front and general  
amenities.

OFFERED WITH NO ONWARD CHAIN.

Two bedroom character cottage with a lounge,  
separate dining room, kitchen and ground floor  
bathroom.

The first floor offers two good size double bedrooms  
and externally the cottage has a generous rear  
garden in excess of 55 ft.

### Entrance & Lounge

13'7 into bay x 9'8

Wooden entrance door leading into the lounge  
which has wood effect laminate flooring, double  
glazed bay window to the front and radiator. White  
fireplace surround with an inset pebble gas flame  
effect fire, Victorian style tiled surround and marble  
hearth and a television point.

### Dining room

11'2 x 9'8

This a good size room, plenty of space for a table and  
chairs. Wood effect laminate flooring, radiator, under  
stairs storage cupboard and a double glazed window  
to the rear.

### Inner hallway

A continuation of the wood effect laminate flooring  
form the lounge, stairs to the first floor landing.

### Kitchen

8'7 x 5'7

The kitchen has a range of beech effect eye level  
units, matching base units and drawers with roll top  
work surfaces over. Inset stainless steel sink, space  
for gas/electric oven, space for fridge/freezer,  
plumbing for washing machine and window to the  
rear.

### Side lobby

Tiled flooring, door to the side and garden, built in  
storage cupboard and door to the bathroom.

### Landing

### Bedroom one

11'3 x 9'8

Double glazed window to the front and radiator.

### Bedroom two

11'2 x 9'7

Window to the rear, radiator, single built in  
cupboard/wardrobe and a loft access.

### Rear garden



**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	Target #1
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Net energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Target #1
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Net environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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