



The Leas, Burnham-On-Crouch CM0 8NH
£359,995

To view this property call
01621 734300



SJ WARREN
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The accommodation comprises

Located on the fringes of the own but still offering various short cuts into the high street, shops, restaurants, riverfront and railway station linked to London Liverpool Street.

Walking distance to both primary and secondary schools.

This extended and extremely well presented four bedroom semi detached house WITH NO ONWARD CHAIN offers some very spacious ground floor accommodation.

The ground floor has a cloakroom/w/c, an extended lounge with wood burner leading to a very spacious open plan dining room and kitchen, backing onto a good size conservatory.

The first floor offers four good size bedrooms and a family bathroom.

Externally the property has a very nicely laid out rear garden with a good size patio/entertaining area and a side access to the front.

Storm porch

Storm porch to the entrance door.

Entrance and hallway.

Double glazed entrance door to the hallway, LVT flooring running throughout the ground floor stairs to the first floor with cupboard below.

Cloakroom/w/c

The wood effect laminate flooring continues the the ground floor rooms.

This room is a particularly good size with a close coupled w/c, hand wash basin with vanity cupboard below and a double glazed window to the front.

Extended lounge

18'7 x 11'6

This room has been extended and now offers a very spacious room with a double glazed bay window to the front, which also has made the house very kerb appealing.

There is a cast iron wood burner that supplies the heating to the ground and first floor (PLEASE NOTE) the central heating pipework is in situ on the first floor. Arch to the open plan dining room and kitchen.

Kitchen and dining room

21'6 x 11'5 max

Another superb size room and the modern open plan living works particularly well.

The kitchen has a range of white eye level units with back tiling, matching base units and drawers with wood effect work surfaces over. Inset stainless steel sink, inset electric hob with above extractor and oven below, space for a fridge/freezer and plumbing for a dish washer, double glazed window and door to the rear.

The dining area has plenty of room for a good size family table and chairs and has double glazed French doors and side screen windows to the rear.

Conservatory

10'9 x 10'5

Double glazed with a sun reflective roof, flagstone flooring and plumbing for a washing machine.

Landing

Linen cupboard and loft access.

Bedroom one

13'6 x 8'7

Wood laminate effect flooring, space for bedroom furniture and a double glazed window to the rear.

Bedroom two

11'7 x 9'4

Wood effect laminate flooring, space for bedroom furniture and a double glazed window to the front.

Bedroom three

8'8 x 6'9

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

Bedroom four

11'6 x 5'6

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

Bathroom

Panelled bath with above electric shower, hand wash basin with vanity cupboard below and a close coupled w/c. Chrome heated towel rail and double glazed window to the front.

Rear garden

Rear garden

The rear garden is a good size commencing with a large patio/entertaining area which also has an outside electrical socket. The garden is neatly laid to

lawn with close board fencing, garden shed with log store and a side access and gate to the front.



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
Very energy efficient - lower running costs (92 plus)	A	83
(81-91)	B	68
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	

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	



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