



Crouch Road, Burnham-On-Crouch CM0 8DX  
£259,995

To view this property call  
01621 734300

**SJ WARREN**  
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## The accommodation comprises

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Convenient for the high street shops, restaurants, yacht clubs and Burnham's beautiful river frontage which offers some gorgeous coastal and rural walks. This cottage which was originally a three bedroom but now offers two bedrooms and an upstairs bathroom, two reception rooms, kitchen and a VERY BIG BONUS it has its own garage and parking to the front of, which has also recently had power and light fitted and outside sockets, in addition the cottage has a very pleasant and good size rear garden. NO ONWARD CHAIN.

### Entrance porch

Double glazed entrance porch with adjacent port hole style windows and further door leading the lounge.

### Lounge

14'3 x 10'10

This room has a lovely cosy feel to it with an open fireplace with wooden surround and tiled hearth. Under stair recess space and stairs to the first floor landing, television point, radiator and a double glazed tilt and turn window to the front and circular window to the side.

### Dining room

10'11 x 9'8

Plenty of room for a good size table and chairs, double glazed tilt and turn window to the rear and radiator.

### Kitchen

10'6 x 5'4

The kitchen comprises of a range of eye level units with part back tiling, matching base units and drawers with work surfaces over. Stainless steel sink, space for fridge/freezer, plumbing for washing machine and space for oven. Tiled floor and a double glazed tilt and turn window and double glazed door to the side and further double glazed window to the rear.

### Landing

As mentioned this would we believe have originally been a three bedroom cottage but now has the bathroom upstairs, the landing is a nice and bright with a window to the side and loft access.

### Bedroom one

11'6 x 10'1

A good size double room with a double glazed

window tilt and turn to the front with fitted blind, radiator and a built in cupboard/wardrobe.

### Bedroom two

10'6 x 7'4

Built in storage cupboard and a double glazed tilt and turn window to the rear and radiator.

### Bathroom

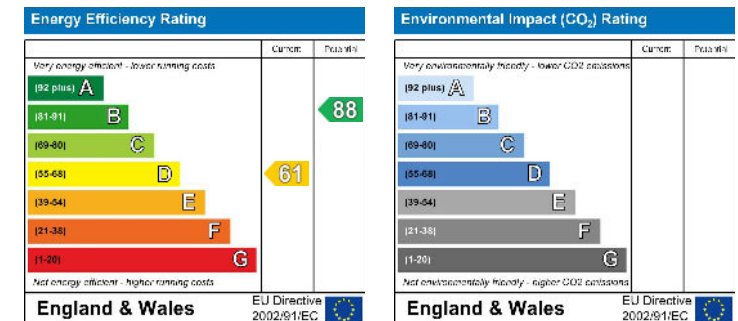
Shower bath fitted shower above with screen, close coupled w/c, hand wash basin with vanity cupboards below. Chrome heated towel rail, expel air, double glazed window to the side and fitted blind.

### Rear garden



#### Consumer Protection from Unfair Trading Regulations 2008.

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