



Station Road, Burnham-On-Crouch CM0 8HF
£365,000

To view this property call
01621 734300

SJ WARREN
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The accommodation comprises

Situated in a prime location for the high street shops, restaurants, yacht clubs, country park, railway station and general amenities.

OFFERED WITH NO ONWARD CHAIN.

This deceptively spacious three bedroom semi detached house offers on the ground floor, a large lounge with dining area, kitchen, double glazed conservatory and a cloakroom/w/c.

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

Externally if you enjoy your garden and outside space, this 85 ft sunny aspect West facing garden will be the one for you.

Parking in Burnham is at a premium and this property offers its own drive to the front.

Storm porch

The property has a keyhole storm entrance porch, to the entrance door.

Entrance hallway.

Double glazed entrance door to the hallway, wood effect laminate flooring, radiator and stairs to the first floor landing.

Kitchen

12'3 x 6'2

Wood effect laminate flooring which runs into the open plan conservatory. The kitchen has a range of white eye level units with back tiling, matching base units and drawers with work surfaces over. Inset gas hob with above extractor and built in stainless steel oven below, inset one and a half white enamel sink, space for fridge/freezer and plumbing for a washing machine and radiator.

Double glazed conservatory.

12'7 x 9'5

As we have mentioned the conservatory is open plan to the kitchen and this modern style living works particularly well. Double glazed with sliding double glazed doors to the side and rear, reflective ceiling glass with fitted blinds. Built in cupboard and door to the cloakroom/w/c.

Cloakroom/w/c.

Tiled walls, close coupled w/c, hand wash basin and expel air.

Lounge and dining area

27'5 x 11'3

An excellent size room which could easily be separated into two rooms without to much work, if so desired. The lounge has a double glazed bay window to the front, wooden fireplace surround with a coal gas flame fire, television point and radiator.

The dining area has plenty of space for a family table and chairs, radiator, double glazed double doors to the conservatory.

Landing

Loft access and double glazed window to the side.

Bedroom one

12'5 x 11'3

Triple built in sliding fronted doors to one wall, radiator and a double glazed window to the rear.

Bedroom two

12'7 x 9'1

A good size double room with a double glazed window to the front and radiator.

Bedroom three

8'8 x 7'9

Double glazed window to the front and radiator.

Bathroom

Tiled walls, oversize walk in shower cubicle, hand wash basin with double vanity cupboards below and a close coupled w/c. Above head electric heater, white heated towel rail and a double glazed window to the rear.

West facing in excess of 85 ft rear garden.

85 ft

If you enjoy your summer sun, gardening and entertaining, then this large sunny aspect West facing rear garden will certainly hit the spot.

Commencing with a good size patio, water tap and pond with pumped running water and newly replaced quality fencing and gate on the right hand flank, with access to a pathway onto Station Road and short cuts to the country park and marina.

Neatly laid lawn with some established planting and to the rear of the garden, a garden shed, greenhouse and potting area.

Driveway

With parking at a premium in Burnham the property

offers its own driveway, a big bonus to the property. Low close board fenced boundaries with established planted borders on both sides.



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) 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	Target #1
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			
England & Wales		EU Directive 2002/91/EC	



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