



Best Drive, Burnham-On-Crouch CM0 8SD
£350,000

To view this property call
01621 734300

SJ WARREN
www.sjwarren.co.uk



The accommodation comprises

Located off Marsh Road on the Taylor Wimpey built homes development of Emberton Grange. Offering a number of short cuts into the high street, shops, restaurants, yacht clubs and riverfront with all other amenities easily accessible, including the train station linked to London Liverpool Street Station. The surrounding area offers some wonderful coastal and rural walks which are literally on your door step. The property is in a prime location on the development offering lovely views to the front across the green areas and fields.

This spacious two bedroom semi detached house offered with approximately 6 years building guarantee remaining.

The ground floor has a good size lounge overlooking the green areas and fields, a very spacious kitchen/dining room backing the South facing garden and a cloakroom/w/c.

The first floor has two large double bedrooms with an en-suite to the main bedroom and a family bathroom. Externally the property benefits from one of the larger gardens, which also benefits from being South facing.

The property has its own driveway for multiple vehicles and an EV charging point.

Storm porch

Storm porch to the entrance door.

Entrance hallway

Entrance door to the hallway which has quality laid grey wood effect flooring, radiator, built in storage cupboard and stairs to the first floor.

Open inner hallway and cloakroom/w/c

The inner hallway is open to the kitchen/diner and has quality grey wood effect flooring and a good size storage/cloaks cupboard. Door to the cloakroom/w/c.

The cloakroom has a continuation of the grey wood effect flooring, close coupled w/c, free standing hand wash basin with vanity cupboards below, radiator and expel air.

Kitchen/dining room

This is a spacious room backing the South facing rear garden. The kitchen has a range of modern grey eye level units, pull out larder, matching base units and drawers with complimentary work surfaces over.

Inset one and a half sink, integrated dish washer, washing machine and fridge/freezer, inset stainless steel gas hob with above extractor and glass splash back and a built in stainless steel AEG fan oven and grill. Concealed boiler for hot water and heating(not tested) double glazed window to the rear, quality grey wood effect flooring and down lighting. The dining area is a good size with plenty of room for a family table and chairs, radiator and French doors opening onto the South facing rear garden.

Lounge

13'3 x 12'9

As with the property throughout this is a very nicely presented and maintained room. The double glazed window to the front has lovely views across the green areas and open countryside, radiator, television point and a wall mounted thermostatic heating control.

Landing

The landing is a good size with a loft access and radiator.

Bedroom one en-suite

12'1 x 11'7 plus door recess

Both the bedrooms are very good size double rooms and this is bright and airy with a double glazed window to the front, overlooking the green areas and open countryside.

Wall mounted thermostatic heating control, television point, radiator and door to the en-suite. En-suite Walk in shower cubicle, pedestal hand wash basin, close coupled w/c, tiled flooring and part tiled walls. Down light, expel air, radiator and a obscure double glazed window to the front.

Bedroom two

15'4 x 8'4

An exceptionally good size double room, plenty of space for bedroom furniture, radiator and a double glazed window to the rear.

Bathroom

Part tiled walls and tiled flooring, panelled bath with taps and fitted shower/screen, pedestal hand wash basin, close coupled w/c, expel air and radiator.

South facing rear garden.

50 tf

The property is one of only a few with a larger garden and if you enjoy the sun and your outside space, this

certainly will tick the boxes for you. Commencing with a generous patio/entertaining area, water tap and side access gate to the front, neatly laid to with close board fenced boundaries.

Front garden

The front garden is split by a path to the front door with part laid to lawn and nicely stocked and planted borders.

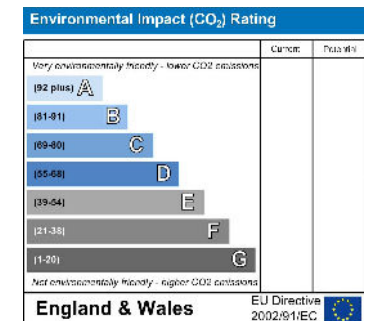
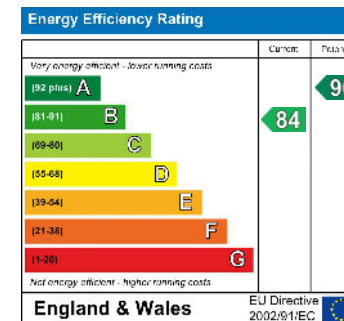
Driveway.

The property has its own drive for multiple vehicles and an EV charging point.



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.



Referrals

We work closely with a section of Trusted Local Solicitors/Conveyancers. This helps to provide for a smooth process from start to finish. Please note some (not all) pay us, The Agent, a Referral fee of up to £200. You however are under NO OBLIGATION to use any such recommendation.

Best Drive, Burnham-On-Crouch CM0 8SD
 £350,000

To view this property call
 01621 734300

S J WARREN
 www.sjwarren.co.uk

