



Albert Road, Burnham-On-Crouch CM0 8EA
£392,500

To view this property call
01621 734300

SJ WARREN
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The accommodation comprises

Conveniently situated for the High Street, shops, restaurants, Burnhams scenic river front and yacht clubs. For your commuting needs the railway station linked to London Liverpool Street is also easily accessible along with general amenities.

PLEASE NOTE from first appearance this three bedroom semi detached house is exceptionally deceptive, and offers a great deal more accommodation than you might expect. The ground floor commences with a n entrance porch to the hallway, a very impressive size 26 ft lounge with open fireplace, an excellent size kitchen and dining room, separate utility room and a cloakroom/w/c. The first floor has three good size bedrooms and a family bathroom also with shower. Externally there is a good size sunny aspect West facing rear garden with a side access which does offer the opportunity to extend the front drive further. The properties own drive to the front offers parking for multiple vehicles.

Porch

Double glazed door to the porch which has side screen windows and double glazed door to the hallway.

Hallway

Quality heron bone vinyl flooring, stairs to the first floor with newly fitted oak and iron spindle staircase to the first floor. New stairs and landing carpet and an understairs storage cupboard.

Large lounge

26'4 x 10'10 ext to 13'2
An impressive size lounge with an open cast iron fireplace with decorative inset tiles and wooden fireplace surround, fitted double cupboards to ether side. Television point, two radiators, double glazed window to the front and French doors to the kitchen and dining room.

Kitchen and dining room

21'3 x 11'2
This is another very impressive size room and certainly the hub of the home. The kitchen has a range of modern oak fronted eye level units, matching base units, corner carousel, wine rack and

drawers with complimentary work surfaces over. Inset twin stainless steel sinks, space for gas/electric oven with stainless steel splash back and stainless steel extractor, space for a fridge/freezer and a double glazed window to the rear.

The dining room offers plenty of space for a family table and chairs, oversize horizontal column style radiator tiled flooring running throughout the room, double glazed patio doors to the rear.

Inner hallway

This offers storage space and shelving and doors to the cloakroom/w/c and utility room.

Cloakroom/w/c

The tiling continues into these rooms from the kitchen and there is a close coupled w/c, hand wash basin. Double glazed window to the side and a wall mounted boiler for hot water and heating (not tested)

Utility room

9'2 x 4'4
Beech effect eye and base units with work top over, plumbing for washing machine and tumble dryer and a double glazed window to the side.

Stairs to the landing

Newly laid stairs and landing carpet, loft access, double glazed window to the side.

Bedroom one

13'9 x 10'10
Nice size double room, wood effect laminate flooring, radiator and a double glazed window to the front.

Bedroom two

12'9 x 10'2
Another good size double room with wood effect laminate flooring, radiator and a double glazed window to the rear.

Bedroom three

9'9 x 6'3
Wood effect laminate flooring, double built in wardrobe with above bridging cupboards, radiator and a double glazed window to the front.

Bathroom

Tiled walls and flooring, down lighting, walk in corner shower cubicle, panelled bath with taps/shower

attachment, close coupled w/c and a pedestal hand wash basin. Chrome heated towel rail, expel air and a double glazed window to the rear.

West facing rear garden

in excess of 50 ft
The property has a sunny aspect West facing garden to enjoy, commencing with a patio, a path splitting the neatly laid lawn into two and a garden shed. Close board fenced boundaries, water tap and a side access with gate to the front. PLEASE NOTE this are could extend the driveway from the front if needed.

Driveway

To the front the property has its own driveway for multiple vehicles , some planting and an attractive climbing clematis to the front of the house.



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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