

Leslie Park, Burnham-on-Crouch

CM0 8SZ

CURTIS O'BOYLE

Sales & Lettings





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CM0 8SZ £450,000

Extended and improved detached family home conveniently situated for the town centre. Refitted kitchen/breakfast room, lounge and separate dining room. double glazed conservatory, study, ground floor cloakroom. Three double bedrooms, shower room and ensuite.

ENTRANCE HALL Obscure double glazed entrance door, radiator, textured and coved ceiling, tiled floor, understairs cupboard, stairs to first floor.

LOUNGE 14' 7" x 11' (4.44m x 3.35m) Double glazed window to front aspect, radiator, textured and coved ceiling, wood effect laminated flooring, feature fireplace.

STUDY 7' 3" x 6' (2.21m x 1.83m) Double glazed window to front aspect, radiator, textured and coved ceiling, wood effect laminated flooring.

KITCHEN/BREAKFAST ROOM 16' 4" x 11' (4.98m x 3.35m) Double glazed French doors to rear garden, double glazed skylight window to rear aspect, range of fitted base and wall units, Rangemaster cooker with hood above, Rangemaster fridge/freezer, integrated dishwasher and washing machine, one and a quarter sink bowl with mixer tap inset into granite work tops, tiled floor with underfloor heating, wall mounted gas boiler concealed in cupboard, folding door to conservatory.

DINING ROOM 9' 10" x 8' 1" (3m x 2.46m) Textured and coved ceiling, radiator, tiled floor, open plan to conservatory.

CONSERVATORY 10' 9" x 9' 8" (3.28m x 2.95m) Double glazed to three aspects, tiled floor.

WC Obscure double glazed window to side aspect, heated towel rail, close coupled WC, vanity wash hand basin, tiled floor and walls.

FIRST FLOOR LANDING Double glazed window to side aspect, textured and coved ceiling, airing cupboard, loft access, wood effect laminated flooring.

BEDROOM ONE 14' 11" x 11' 7" (4.55m x 3.53m) Double glazed window to rear aspect, radiator, textured and coved ceiling, wood effect laminated flooring, opening to ensuite.

ENSUITE 8' 2" x 6' 2" (2.49m x 1.88m) Obscure double glazed window to rear aspect, heated towel rail, shower cubical, close coupled WC and wash hand basin, tiled walls and floor, smooth ceiling with inset downlighters.

BEDROOM TWO 11' 9" x 11' 1" (3.58m x 3.38m) Double glazed window to front aspect, radiator, textured and coved ceiling, wood effect laminated flooring.

BEDROOM THREE 10' 2" x 7' 7" (3.1m x 2.31m) Double glazed window to front aspect, radiator, textured and coved ceiling, wood effect laminated flooring.

SHOWER ROOM 6' 1" x 6' 1" (1.85m x 1.85m) Obscure double glazed window to side aspect, smooth ceiling with inset downlighters, tiled floor and walls, fitted shower cubical, pedestal wash hand basin, close coupled WC, heated towel rail.

REAR GARDEN Mostly paved with raised shingle areas, gated side access, Keter shed, fencing to boundary.

GARAGE 16' 8" x 8' 2" (5.1m x 2.5m) Electric roll up door from block paved DRIVEWAY, power and light connected, door to side aspect.



To view this property call Curtis O' Boyle Estate Agents on **01621 855558**

GROUND FLOOR
685 sq.ft. (63.6 sq.m.) approx.

1ST FLOOR
511 sq.ft. (47.5 sq.m.) approx.



TOTAL FLOOR AREA: 1196 sq.ft. (111.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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