

CURTIS O'BOYLE

Sales & Lettings



Harris Street, Burnham-on-Crouch

CM0 8GF



Harris Street, Burnham-on-Crouch

CMO 8GF £525,000

Located on the popular David Wilson Homes Corinthian Place Development is this attractive and well appointed three bedroom detached bungalow. The property is offered with 4 years NHBC remaining and benefits from having an good size rear garden. The accommodation consists of an entrance hall, lounge and a superb kitchen/dining room with utility cupboard, three bedrooms with the principal having an ensuite and bedroom two benefitting from a Jack & Jill access to the main bathroom. In the rear garden there is a bespoke cabin/office with its own electric consumer unit. To the front there is a driveway for multiple vehicles leading to a garage with power and light.

ENTRANCE HALL Obscure double glazed entrance door and sidelight, smooth ceiling, wood effect laminated flooring, radiator, loft access, large walk in doaks cupboard.

LOUNGE 14' 5" x 11' 3" (4.39m x 3.43m) Double glazed bay window to front aspect, radiator, smooth ceiling, wood effect laminated flooring.

KITCHEN/DINER 18' 6" x 15' 5" (5.64m x 4.7m) Double glazed window to rear aspect, double glazed French doors in box bay leading to rear garden, smooth ceiling, wood effect laminated flooring, range of fitted base and wall units, stainless steel sink unit with mixer tap inset into work tops, integrated dishwasher and fridge/freezer, built in electric oven and four ring gas hob with hood above, tiled splashbacks, built in utility cupboard with space for washing machine and dishwasher.

BEDROOM THREE/STUDY 7' 8" x 7' 7" (2.34m x 2.31m) Double glazed window to front aspect, radiator, smooth ceiling.

BEDROOM ONE 12' 4" x 9' 6" (3.76m x 2.9m) Double glazed French doors to rear garden, radiator, smooth ceiling, fitted wardrobe, door to ensuite.

ENSUITE 7' 11" x 4' 9" (2.41m x 1.45m) Obscure double glazed window to rear aspect, heated towel rail, smooth ceiling, fitted tiled shower cubicle, pedestal wash hand basin, close coupled WC, part tiled walls, wood effect laminated flooring, extractor fan, electric shaver point.

BEDROOM TWO 11' 3" x 9' 6" (3.43m x 2.9m) Double glazed bay window to front aspect, radiator, smooth ceiling, door to bathroom.

BATHROOM 7' 3" x 6' 2" (2.21m x 1.88m) Smooth ceiling, extractor fan, panelled bath with mixer tap and shower over, pedestal wash hand basin, close coupled WC, part tiled walls, wood effect laminated flooring.

REAR GARDEN 52' x 50' (15.8m x 15.2m) approx. Large decked patio area which extends around to the composite cabin/office with remainder mostly laid to lawn, paved area with pergola, panelled fencing, outside tap, gated side access to driveway.

FRONT GARDEN Paved path to entrance with various hedging and shrubs, block paved driveway for several cars leading up the side of the bungalow to the GARAGE.



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



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

18 High Street Maldon, , Essex, CM9 5PJ

Tel: 01621 855558

Email: maldon@curtisoboyale.co.uk

www.curtisoboyale.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

CURTIS O'BOYLE

Sales & Lettings