





Roman Way, Burnham-on-crouch CMO 8UE

Situated at the ned of a cul-de-sac a detached family home on an impressive 0.18 acre plot with double garage and large rear garden. Accommodation includes four good size bedrooms, two ensuites and a family bathroom to the first floor, through lounge, separate dining room, kitchen/breakfast room, utility and cloakroom to the ground floor.

ENTRANCE HALL Double glazed entrance door to front aspect, radiator, laminate flooring, stairs up to first floor with cupboard under, coving to ceiling.

CLOAKROOM Extractor fan, radiator, white low level WC, pedestal wash hand basin with tiled splash back, laminate flooring.

LOUNGE 23'5" x 11'8" (7.13m x 3.55m) double glazed window to front and side aspects, double glazed patio doors to rear aspect, two radiators, wood effect laminated flooring, ornate fire surround with electric coal-effect fire, television point, coving to ceiling, square paned glazed double doors to entrance hall

DINING ROOM 11'9" x 10' (3.58m x 3.04m) double glazed window to front aspect, radiator, wood effect laminated flooring, coving to ceiling.

KITCHEN/BREAKFAST ROOM 12'11" x 11'8" (3.93m x 3.55m) double gazed window to rear aspect, radiator, range of fitted wall units with concealed lighting, matching base units with rolledge work surfaces over, 1 1/2 stainless steel sink unit, sink unit, 4 ring gas hob, extractor hood over, separate built-in double oven, built-in dishwasher and built in fridge, tiled floor and splashbacks, door to:

UTILITY ROOM 6'10" x 6'8" (2.08m x 2.03m) double glazed door to rear garden, single stainless steel sink unit with cupboard beneath, tiled splash back, space for washing machine and space for tumble dryer, wall-mounted boiler for central heating and hot water.

LANDING loft access, airing cupboard.

MASTER BEDROOM 13'7" x 11'11" 4.14m x 3.63m) double glazed window to front aspect, radiator, two built-in double wardrobes, wood effect laminated flooring, door to

EN-SUITE obscured double glazed window to front aspect, heated towel rail, white suite comprising vanity wash hand basin, close coupled WC, tiled double corner shower cubide, tiled walls, inset downlighters to ceiling, extraction fan.

BEDROOM TWO 11'10" x 9'3" (3.60m x 2.81m) double glazed window to rear aspect, radiator, built-in wardrobe, television point, door to

EN-SUITE obscured double glazed window to side aspect, heated towel rail, white suite comprising close coupled WC, vanity wash hand basin, tiled corner shower cubide, tiled walls, inset downlighter to ceiling, extraction fan.

BEDROOM THREE 11'11" x 8'1" plus recess (3.63m x 2.46m plus recess) double glazed window to front aspect, radiator, wood effect laminated flooring, built-in wardrobe

BEDROOM FOUR 11'11 x 7'4" > 6'6" (3.63m x 2.23m>1.98m) double glazed window to rear aspect, radiator, wood effect laminated flooring.

FAMILY BATHROOM obscured double glazed window to rear aspect, heated towel rail, white suite comprising dose coupled WC, vanity wash hand basin, panelled bath with mixer tap and shower attachment, tiled walls, shaving point, inset downlighters to ceiling.

REAR GARDEN 71' (21.64m) side lawned area with path to garage, pebbled area to other side, paved patio area with lawn beyond, shrub borders, gated side access to front, outside tap.

DETACHED DOUBLE GARAGE two up-and-over doors to front aspect, power and light connected, side door to garden, block paved driveway in front.











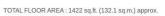




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GROUND FLOOR 700 sq.ft. (65.0 sq.m.) approx. 1ST FLOOR 722 sq.ft. (67.0 sq.m.) approx.





Whilst every aftering has been made to ensure the excusary of the floorplan contained here, measurements of donors, windows, come and any effect items are applicantale and on expendibility in Stein 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 obeen tested and no guarantee as to their operability or efficiency can be given.

Ander with Meroppic 62025











Awaiting EPC

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