

# Roman Way, Burnham-on-crouch

£600,000

**CURTIS O'BOYLE**

Sales & Lettings







# Roman Way, Burnham-on-crouch CM0 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 glazed window to rear aspect, radiator, range of fitted wall units with concealed lighting, matching base units with roll-edge 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, dose 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.





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



GROUND FLOOR  
700 sq.ft. (65.0 sq.m.) approx.

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



TOTAL FLOOR AREA: 1422 sq.ft. (132.1 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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Awaiting EPC

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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.

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