

# Worcester Road, Burnham-on-Crouch

CMO 8RA



**CURTIS O'BOYLE**

Sales & Lettings





# Worcester Road, Burnham-on-Crouch

CMO 8RA £370,000

Offered with no onward chain and extended semi detached house situated on this popular estate convenient for the railway station and local amenities. Accommodation includes three first floor bedroom, bathroom and separate WC, lounge, dining area, garden room, fitted kitchen and utility area to the ground floor. Garage and parking for several cars.

**ENTRANCE HALL** Obscure double glazed entrance door and window to front aspect, radiator, textured ceiling, under stairs cupboard, stairs to first floor.

**LOUNGE** 13' 1" x 10' 9" (3.99m x 3.28m) Double glazed window to front aspect, radiator, textured ceiling, opening to dining area.

**DINING AREA** 10' 11" x 9' 6" (3.33m x 2.9m) Sliding patio door to garden room, radiator, textured ceiling

**GARDEN ROOM** 10' 7" x 6' 6" (3.23m x 1.98m) Double glazed sliding patio doors to rear garden, textured ceiling, radiator.

**KITCHEN** 10' 11" x 7' 2" (3.33m x 2.18m) Double glazed window to side aspect, textured ceiling, stainless steel sink unit with mixer tap inset into work tops, fitted base and wall units, electric cooker, tiled splashbacks, integrated fridge/freezer, open plan to utility area.

**UTILITY AREA** 6' 6" x 5' (1.98m x 1.52m) Double glazed window to rear aspect, double glazed door to side aspect, space for washing machine.

**FIRST FLOOR LANDING** Double glazed window to side aspect, textured ceiling, loft access.

**BEDROOM ONE** 13' 1" x 10' 3" (3.99m x 3.12m) Double glazed window to front aspect, textured ceiling, radiator, airing cupboard.

**BEDROOM TWO** 9' 3" x 9' 3" (2.82m x 2.82m) Double glazed window to rear aspect, radiator, textured ceiling, built in wardrobe.

**BEDROOM THREE** 6' 11" x 6' 5" (2.11m x 1.96m) plus recess. Double glazed window to front aspect, radiator, textured ceiling, over stairs cupboard.

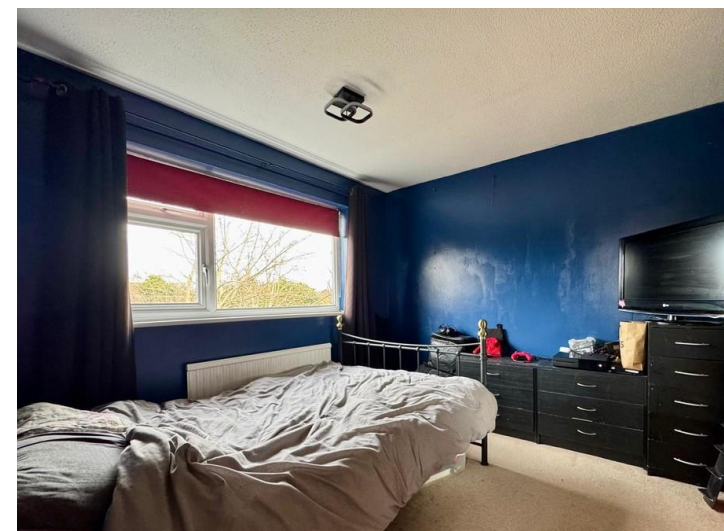
**BATHROOM** 6' 2" x 4' 8" (1.88m x 1.42m) Obscure double glazed window to rear aspect, heated towel rail, panelled bath, pedestal wash hand basin, tiled walls, wood effect laminated flooring.

**WC** Obscure double glazed window to rear aspect, textured ceiling, close coupled WC.

**REAR GARDEN** Decked area, remainder laid to lawn, panelled fencing.

**FRONT GARDEN** Lawned area, driveway for four cars leading to GARAGE.





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



GROUND FLOOR  
497 sq.ft. (46.2 sq.m.) approx.

1ST FLOOR  
408 sq.ft. (37.9 sq.m.) approx.



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

TOTAL FLOOR AREA : 905 sq.ft. (84.0 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.

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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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