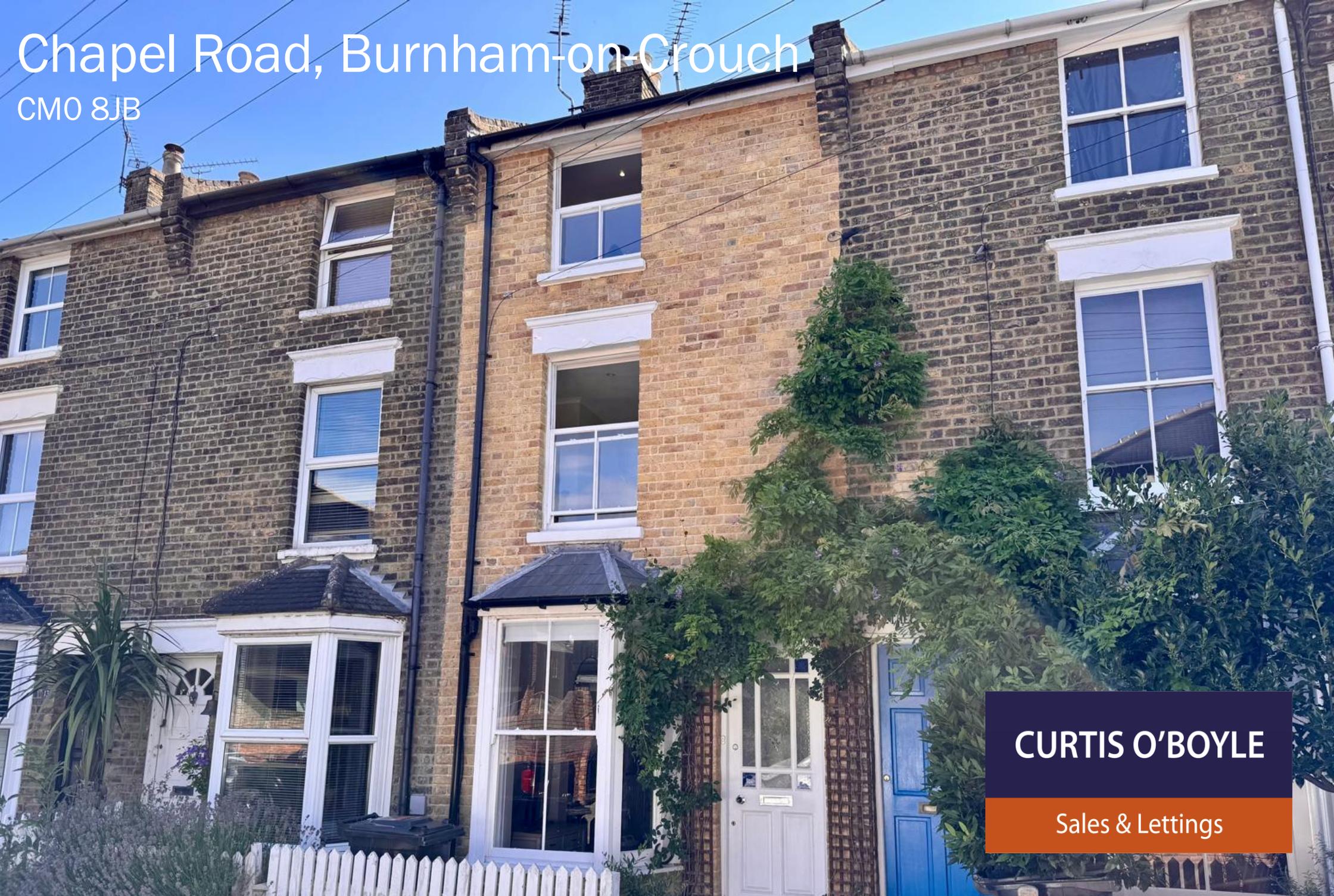


# Chapel Road, Burnham-on-Crouch

CM0 8JB



**CURTIS O'BOYLE**

Sales & Lettings



# Chapel Road, Burnham-on-Crouch

CMO 8JB

£350,000

Sought after turning just off the high street and a short walk to the riverside. Three bedroom townhouse with a modern light and airy open plan kitchen/diner looking out over the garden. Spacious lounge/diner, first floor double bedroom and bathroom, two top floor double bedrooms. Low maintenance paved rear garden.

## LOUNGE/DINER 22' 4" x 10' 5" (6.81m x 3.18m)

Obscure glazed entrance door, bay sash window to front aspect, textured and coved ceiling, wood effect laminated flooring, radiator, cast iron feature fireplace and brick fireplace,

INNERHALL Stairs to first floor, textured ceiling.

## KITCHEN/DINER 16' 7" x 10' 3" (5.05m x 3.12m)

Double glazed folding doors to rear garden two skylight windows, fitted base and wall units, sink unit with mixer tap inset into worktops, integrated dishwasher and washing machine, Samsung American style fridge/freezer, Rangemaster gas cooker with stainless steel hood and splashback, radiators, wood effect laminated flooring.

## FIRST FLOOR LANDING

BATHROOM 8' 9" x 7' 6" (2.67m x 2.29m) Sash window to rear aspect, textured ceiling, heated towel rail, tiled walls, panelled bath with mixer tap and shower attachment and shower over, vanity wash hand basin, close coupled WC, airing cupboard housing gas boiler.

## BEDROOM ONE 11' x 10' 7" (3.35m x 3.23m)

Sash window to front aspect, radiator, coved to smooth ceiling, cast iron feature fireplace.

## SECOND FLOOR LANDING

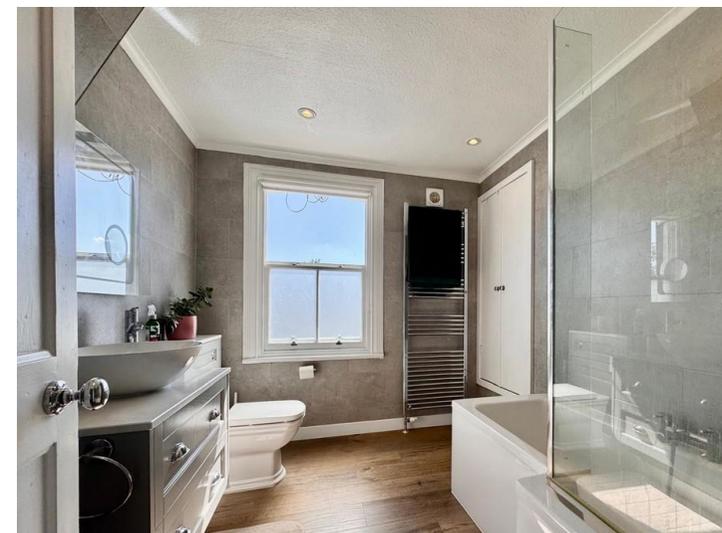
### BEDROOM TWO 11' 2" x 10' 7" (3.4m x 3.23m)

Sash window to front aspect, smooth ceiling with inset downlighters, loft access, wood effect laminated flooring, built in cupboard.

### BEDROOM THREE 11' x 10' 7" (3.35m x 3.23m)

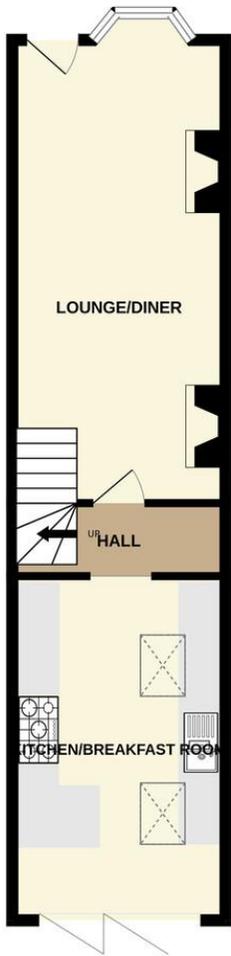
Sash window to rear aspect, radiator, textured ceiling with inset downlighters, wood effect laminated flooring.

REAR GARDEN Mostly paved with raised flowerbeds, timber shed.

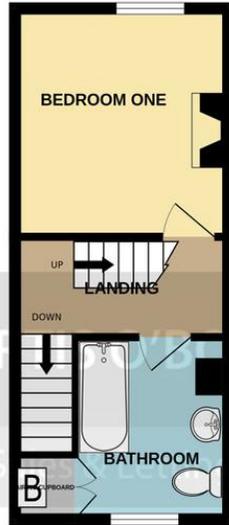


To view this property call Curtis O' Boyle Estate Agents on **01621 855558**

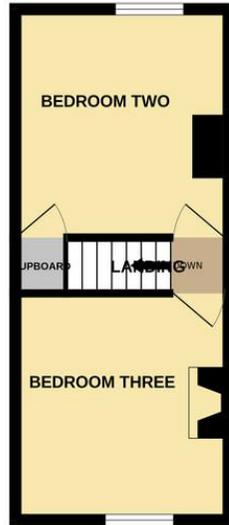
GROUND FLOOR  
432 sq.ft. (40.2 sq.m.) approx.



1ST FLOOR  
248 sq.ft. (23.0 sq.m.) approx.



2ND FLOOR  
245 sq.ft. (22.8 sq.m.) approx.



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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