

# Cedar Grove, Burnham-on-Crouch

CM0 8DQ



**CURTIS O'BOYLE**

Sales & Lettings





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£350,000

No Onward Chain – This bright and spacious semi-detached bungalow has been recently renovated and is beautifully presented throughout. Ideally situated within easy walking distance of Burnham-on-Crouch railway station, local doctors' surgery, and village shops, it offers modern comfort with peace of mind.

The property features two generous double bedrooms, a stylish new bathroom, and a light-filled lounge. The bespoke fitted kitchen is equipped with a brand-new Neff oven, hob, and new fridge/freezer. Recent upgrades include new double-glazed windows, a full central-heating system, complete electrical re-wiring (with all required certification), new interior doors, and fresh vinyl-oak flooring and carpets throughout.

Outside, attractive front and rear gardens complement the home, which enjoys views across a mature, tree-lined greensward to the front. A garage in a nearby block and a private driveway provide convenient parking.

**ENTRANCE HALL** Obscure glazed entrance door, smooth ceiling, radiator, loft access, oak vinyl flooring.

**KITCHEN** 10' 5" x 9' 3" (3.18m x 2.82m) Double glazed windows to side and rear aspects, double glazed door to rear garden, smooth ceiling, bespoke fitted base and wall units, Belfast sink unit with mixer tap inset into stone work top with fluted drainer, built in electric Neff oven and four ring hob, space for washing machine, fridge/freezer, oak vinyl flooring.

**LOUNGE/DINER** 19' 6" x 11' 9" (5.94m x 3.58m) Double glazed window to rear aspect, radiator, smooth ceiling, oak vinyl flooring.

**BATHROOM** 7' 8" x 5' 9" (2.34m x 1.75m) Obscure double glazed window to side aspect, smooth ceiling, panelled bath with mixer tap and adjustable shower and rainfall shower head, vanity wash hand basin, dose coupled WC, part tiled walls.

**BEDROOM ONE** 12' 3" x 10' 3" (3.73m x 3.12m) Double glazed window to front aspect, radiator, smooth ceiling.

**BEDROOM TWO** 11' 1" x 10' 5" (3.38m x 3.18m) Double glazed window to front aspect, radiator.

**REAR GARDEN** Mostly paved, two timber sheds, greenhouse, outside tap, gated side access.

**FRONT GARDEN** Mostly paved, flower and shrub beds/

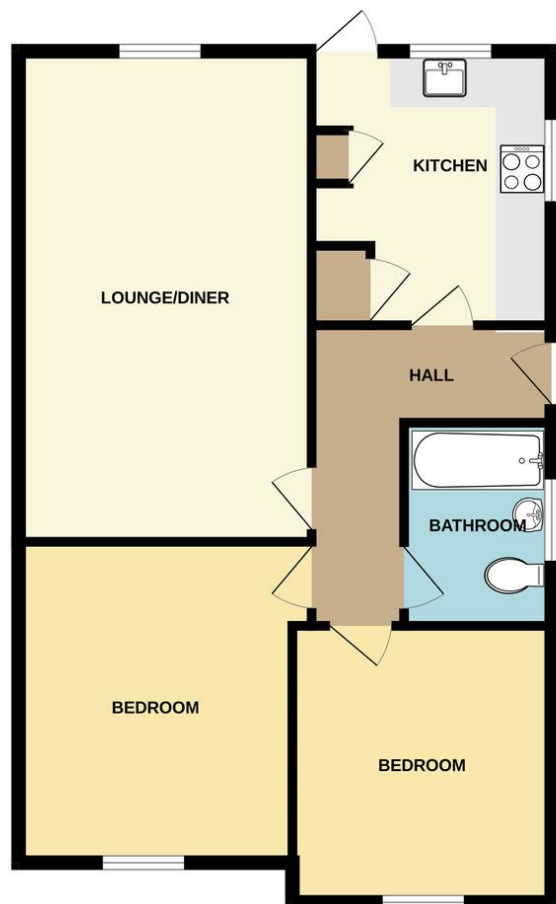
**GARAGE** In block with driveway for one car leading up.



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



GROUND FLOOR  
727 sq.ft. (67.5 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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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