



CURTIS O'BOYLE

Sales & Lettings

Barnmead Way, Burnham-on-Crouch
CM0 8QD



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£550,000

Situated on a corner plot in a sought-after turning in Burnham-on-Crouch, this well-proportioned detached bungalow offers versatile, single-level living ideal for families or those looking to retire to single-storey living. The property requires some modernisation but features three double bedrooms, including a master with en-suite, a family bathroom, a spacious lounge, and a separate dining room off the kitchen and a utility room. Garage & driveway.

ENTRANCE HALL Obscure glazed entrance door, textured and coved ceiling, airing cupboard, built in cupboard.

BEDROOM ONE 12' 1" x 10' 7" (3.68m x 3.23m) Window to rear aspect, built in wardrobes, textured and coved ceiling, radiator.

ENSUITE 8' 9" x 4' 10" (2.67m x 1.47m) Obscure glazed window to rear aspect, radiator, textured and coved ceiling, electric shower, close coupled WC and wash hand basin, tiled walls.

BEDROOM TWO 11' 8" x 9' 9" (3.56m x 2.97m) Window to front aspect, radiator, textured and coved ceiling, built in wardrobe.

BEDROOM THREE 11' 8" x 9' 9" (3.56m x 2.97m) Window to front aspect, radiator, textured and coved ceiling, built in wardrobe.

BATHROOM 8' 10" x 5' 6" (2.69m x 1.68m) Obscure glazed window to rear aspect, vanity wash hand basin, close coupled WC, pedestal wash hand basin.

LOUNGE 22' 11" x 11' 8" (6.99m x 3.56m) Double glazed sliding patio door to rear garden, brick fireplace with coal effect gas fire.

KITCHEN 11' 8" x 9' 9" (3.56m x 2.97m) Window to side aspect, radiator, textured and coved ceiling, fitted base and wall units, tiled splashbacks, gas cooker with hood above, sink unit inset into worktops.

DINING ROOM 11' 8" x 9' 11" (3.56m x 3.02m) Window to rear aspect, radiator, textured and coved ceiling, double glazed sliding patio door to rear garden.

UTILITY ROOM 7' 9" x 5' 4" (2.36m x 1.63m) Glazed door to side aspect, radiator, textured and coved ceiling, wall mounted gas boiler, stainless steel sink unit, space for washing machine.

GARAGE 23' 9" x 8' 6" (7.24m x 2.59m) Up and over door, door and window to rear. power and light.

OUTSIDE Garden with paved patio area, remainder laid to lawn, brick wall to boundary, side access to driveway.



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

GROUND FLOOR
1387 sq.ft. (128.8 sq.m.) approx.



TOTAL FLOOR AREA: 1387 sq.ft. (128.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, areas, distances, etc. are approximate and no guarantee is given as to their accuracy. Omissions 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



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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