



CURTIS O'BOYLE

Sales & Lettings

Pippins Road, Burnham-on-Crouch

CM0 8DH



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£385,000

Situated on the popular Pippins estate convenient for the railway station and local amenities a two double bedroom detached bungalow with lounge, dining area, fitted kitchen, conservatory and shower room. Rear garden, good size front garden and a single garage.

ENTRANCE HALL Obscure double glazed entrance door, textured and coved ceiling with inset downlighters, wood effect laminated flooring, radiator, built in cupboards, loft access.

LOUNGE 16' 5" x 12' (5m x 3.66m) Double glazed window to front aspect, radiator, textured and coved ceiling, feature fireplace with coal effect gas fire, built in cupboard, archway to dining area.

DINING AREA 9' 8" x 7' 10" (2.95m x 2.39m) Double glazed French doors to conservatory, radiator, textured and coved ceiling, wood effect laminated flooring, arch to kitchen.

CONSERVATORY 9' 7" x 9' 1" (2.92m x 2.77m) Double glazed to three aspects, double glazed French doors to rear garden, radiator, tiled floor.

KITCHEN 10' 5" x 7' 6" (3.18m x 2.29m) plus recess. Double glazed window to rear aspect, range of fitted base and wall units, one and a quarter bowl sink unit with mixer tap inset into work tops, built in electric oven and four ring hob with hood above, integrated fridge, freezer and washing machine, textured and coved ceiling with inset downlighters, tiled splashbacks, tiled floor.

BEDROOM 11' 10" x 9' 11" (3.61m x 3.02m) plus recess Double glazed window to front aspect, radiator, textured and coved ceiling, fitted wardrobes and chest of drawers.

BEDROOM 10' 4" x 9' 11" (3.15m x 3.02m) plus recess. Double glazed window to rear aspect, radiator, textured and coved ceiling.

SHOWER ROOM 6' 7" x 5' 7" (2.01m x 1.7m) Obscure double glazed window to side aspect, heated towel rail, textured ceiling with inset downlighters, fitted shower cubicle, close coupled WC and vanity wash hand basin, tiled walls.

REAR GARDEN 40' x 25' (12.2m x 7.6m) approx. Paved patio area, shingled flower and shrub beds, timber shed, fencing to boundary, gated side access.

FRONT GARDEN Block paved driveway, area laid to lawn with various shrubs and hedges.

GARAGE 16' 7" x 7' 3" (5.05m x 2.21m) Up and over door to front, door to rear garden, power and light.



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

GROUND FLOOR
893 sq.ft. (82.9 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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