



The Leas, Burnham-On-Crouch CM0 8NH

Welcome to

The Leas, Burnham-On-Crouch

Situated within reach of BURNHAM TRAIN STATION with services to London Liverpool Street, as well as a WEALTH OF LOCAL AMENITIES AND SCHOOLS, is this extremely well presented three bedroom home, boasting GARAGE & DRIVEWAY as well as GARDEN ROOM EXTENSION, all offered with COMPLETE ONWARD CHAIN.



Entrance

Part glazed entrance door to :-

Porch

Double glazed UPVC windows to front and sides, door to :-

Entrance Hall

Stairs rising to first floor, with cupboard under, further built in cupboard, doors to :-

Lounge

13' 3" x 11' 9" (4.04m x 3.58m)
Double glazed UPVC windows to front.

Cloakroom

Double glazed UPVC window to rear, white suite comprising low level WC and corner basin.

Utility Room

7' 3" x 5' 10" (2.21m x 1.78m)
Double glazed UPVC windows and door to rear opening onto the garden, sink set in roll top surfaces with base level units and space for washing machine.

Kitchen Diner

13' 3" x 12' (4.04m x 3.66m)
Double glazed UPVC window to rear, fitted kitchen comprising sink and drainer set in roll top surfaces with tiled splashbacks and range of eye and base level units, built in oven, separate gas hob with extractor over, space for fridge freezer, French doors to rear opening to :-

Garden Room

11' 6" x 10' 3" (3.51m x 3.12m)
Double glazed UPVC panoramic windows and French doors to rear opening onto the garden, vaulted ceiling.

First Floor

Landing

Double glazed UPVC window to side, airing cupboard, doors to :-

Bedroom One

13' 3" x 9' 10" plus recess (4.04m x 3.00m plus recess)
Double glazed UPVC windows to front.

Bedroom Two

10' 6" x 9' 3" (3.20m x 2.82m)
Double glazed UPVC window to rear overlooking the garden, fitted wardrobes.

Bedroom Three

8' 10" x 8' 8" max (2.69m x 2.64m max)
Double glazed UPVC window to front, built in over stairs cupboard.

Bathroom

8' 8" x 5' 5" (2.64m x 1.65m)
Double glazed UPVC window to rear, modern white suite comprising panel bath with shower screen over, low level WC and bidet, fully tiled walls.

Outside

Front

Laid to paving slabs, block paved driveway providing off road parking leading to :-

Garage

Up and over door, power, light and door to :-

Rear Garden

Enclosed by panel fence, laid to lawn with patio seating areas and shingle play area, mature shrub borders.



view this property online williamhbrown.co.uk/Property/MLN104574



Welcome to

The Leas, Burnham-On-Crouch

- Garden Room Extension
- Well Presented Throughout
- Garage & Driveway
- Station Access
- Complete Onward Chain

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£340,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MLN104574



Property Ref:
MLN104574 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01621 874837



Maldon@williamhbrown.co.uk



3 High Street, West Square, MALDON, Essex,
CM9 5PB



williamhbrown.co.uk