



Maple Way, Burnham-On-Crouch CM0 8DN
£380,000

To view this property call
01621 734300

SJ WARREN
www.sjwarren.co.uk



The accommodation comprises

Located on the very popular Maple Leaf Estate which offers numerous short cuts into the main town and high street, shops, restaurants, railway station and Burnham's wonderful country park/river front.

This spacious four bedroom detached house offers a large lounge/dining room backing the kitchen which could (stp) be knocked into giving a large kitchen/breakfast room, kitchen, cloakroom/w/c. The first floor has four good size double bedrooms and a family bathroom. Externally a good size rear garden and to the front its own drive to a part integral garage and once again (stp) this could be made into an additional reception room or ground floor bedroom. NO ONWARD CHAIN.

Entrance porch and entrance door.

Double glazed sliding doors to the porch which has a double glazed window to the side. double glazed door and side screen window to the Hallway.

Entrance hallway

The hallway has a good size cloaks cupboard, radiator and a wall mounted thermostatic control for heating and stairs to the first floor.

Cloakroom/w/c

Comprising of a low level w/c, hand wash basin with cupboard below, radiator and a double glazed window to the side.

Lounge/dining room

22'4 x 18'4

This is an excellent size L shaped room which to any consents and professional advice offers the option to knock into the kitchen but of course this is down to personal taste. The lounge area is a good size with an open fireplace with stone surround and matching shelving, radiator, tv point, ceiling light with fan and a double glazed window to the rear.

The dining area again is a good space with plenty of room for a good size family table and chairs, radiator and double glazed sliding patio doors to the rear garden.

Kitchen

11'4 x 9'7

Tiled flooring and a range of leather effect eye level units with wooden trim and back tiling, matching base units and drawers with roll top surfaces over, inset sink, electric hob with above extractor, built in double oven, plumbing for washing machine and dish

washer, space for fridge and freezer. Double glazed window to the front and a double glazed door to the side.

Landing

The half landing has a double glazed window to the side and the main landing has loft access.

Bedroom one

12'4 x 10'1

All the bedrooms are very good size doubles and bright and air. This room has a single built in wardrobe/cupboard, radiator and a double glazed window to the rear.

Bedroom two

11'1 x 10'1

Double room with two single built in wardrobe/cupboards one housing a wall mounted boiler.(not tested) Again lovely bright and airy and with a radiator and double glazed window to the front.

Bedroom three

10'4 x 9'6

Double room with a single built in wardrobe/cupboard, radiator and a double glozed window to the front.

Bedroom four

9'0 x 9'4

Unusually a fourth double bedroom with a single built in wardrobe/cupboard, radiator and a double glazed window to the font.

Bathroom

Part tiled walls, panelled bath with above fitted shower, low level w/c, hand wash basin with vanity cupboard below. Wall mounted mirrored medicine cabinet with down light, white heated towel rail and a double glazed window to the side.

Rear garden

Block pa via patio leading to the main garden which neatly laid to lawn with very nicely planted surrounding borders. Close board boundaries and side path and gate to the front.

Frontage and drive and garage

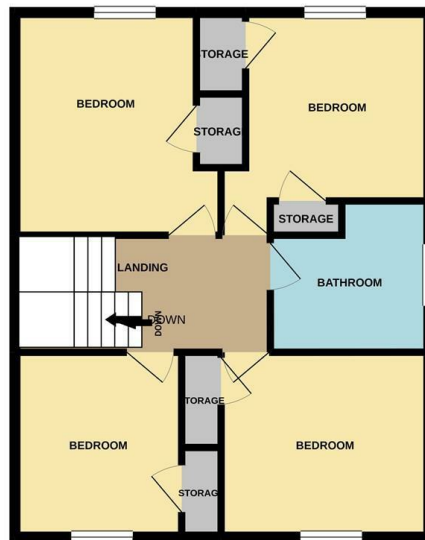
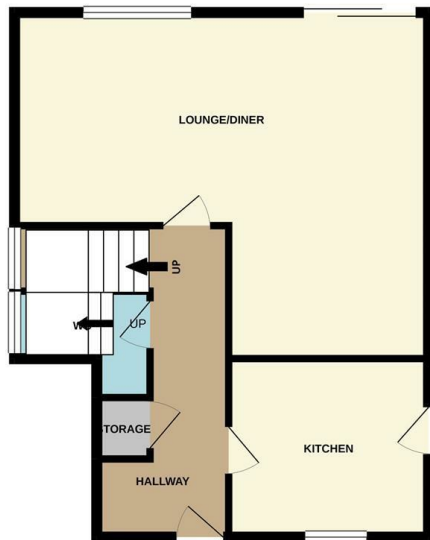
The property has its own driveway leading to the part integral garage which has an electric roller door, power and light and the remaining frontage is laid to an established planted shingle border.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission 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 as to their operability or efficiency can be given.
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S J Warren has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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