



Mill Road, Burnham-On-Crouch CM0 8PZ
Offers in excess of £352,500

To view this property call
01621 734300

SJ WARREN
www.sjwarren.co.uk

The accommodation comprises

Located on the fringes of the town but still offering easy access to the high street shops, restaurants, yacht clubs and scenic river front.

The property is in what is considered to be a very popular road and offers some lovely rural walks close by, including out to the marshes.

This very nicely presented character three bedroom semi detached house, commences with a generous porch to the hallway, a cosy lounge with log burner, spacious dining room, kitchen and shower room.

The second floor has three bedrooms one of which has an en-suite bathroom and the second bedroom has a dressing area (potential for a further en-suite) and interconnects to the third bedroom, all of which are double rooms.

Externally the property has a good size south facing sunny aspect garden and to the front its own drive for multiple vehicles.

Porch

5'8 x 4'1

Double glazed entrance door to the porch which is a good size with tiled flooring, double glazed window to the side and a door to the hallway.

Hallway.

10'5 x 4'3

The hallway like the rest of the house is nicely presented and freshly decorated. Wood effect laminate flooring, radiator, double glazed window to the side and stairs to the first floor landing.

Lounge

11'9 x 10'2

The lounge has a continuation of the wood effect laminate flooring from the hallway and is a lovely cosy room with a fireplace and inset cast iron wood burner. Recess to one side of the fireplace, television point and a double glazed window to the front.

Dining room

11'9 x 10'2

The dining room is a nice bright airy room and an excellent size, to take a good size family table and chairs. Fireplace recess and two good size understairs storage cupboards, radiator and a double glazed window to the rear.

Kitchen

13'3 x 7'6

The kitchen comprises of cream eye level and

matching base units with drawers and work surfaces over. Space for an electric range oven, one and a half stainless steel sink, plumbing for washing machine, dish washer and space for a fridge/freezer. Wall mounted boiler for hot water and heating (not tested) double glazed window and door to the side and dual double glazed windows to the rear and radiator.

Shower room

Double walk in shower cubicle, close coupled w/c, hand wash basin, chrome heated towel rail and fully tiled walls. Down lighting, expel air, wood effect tiles on the floor and a double glazed window to the side.

Landing

Bedroom en-suite

11'9 x 10'1

All the bedrooms are doubles and nice bright and airy, wood effect laminate flooring and radiator and original cast iron fireplace. Built in cupboard/wardrobe, double glazed window to the front with field views to the side.

En-suite this is a good size with an over size bath and taps, w/c with built in cistern and a free standing sink with double vanity cupboards below. Part tiled walls, radiator and a double glazed window to the side.

Bedroom and dressing room

10'1 x 11'9

Once again a really good size double room with a built in cupboard/wardrobe, wood effect laminate flooring and radiator. Original cast iron fireplace and a double glazed window to the rear.

Steps down to a dressing room PLEASE NOTE this could potentially offer space for a shower and toilet.

Bedroom three

13'4 x 7'3

PLEASE NOTE this bedroom is interconnecting from bedroom two, that said it is still a great size double and it works really well. Wood effect laminate flooring, radiator and a double glazed window to the rear.

Rear garden south facing

If you enjoy the sun then this lovely and generous size south facing garden should tick all the boxes. Commencing with a generous size patio/entertaining area, water tap and path and side gate to the front. There is a shingle path and seating

area, some planting surrounding with the remaining garden laid to lawn with close boarded fenced boundaries.

Drive/frontage

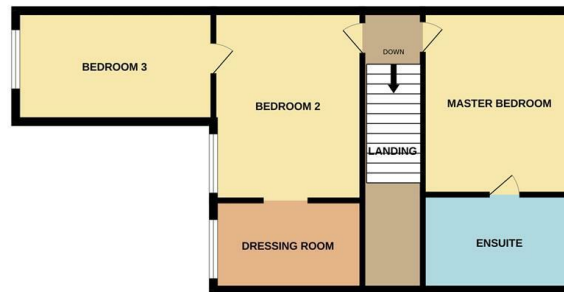
To the front the property has a hedged frontage leading to its own drive, for multiple vehicles.



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		65	
(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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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