



York Road, Burnham-On-Crouch CM0 8HP  
£475,000

To view this property call  
01621 734300

**SJ WARREN**  
[www.sjwarren.co.uk](http://www.sjwarren.co.uk)



## The accommodation comprises

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Location as we know is key and rarely do bungalows become available close to the high street, shops, restaurants, river front and general amenities, let alone in York Road.

This detached bungalow currently has two bedrooms but has been altered from being originally three and could without too much work be reinstated.

The bungalow offers a generous lounge with an arch to an equally large dining room, kitchen, conservatory, bathroom and as mentioned two bedrooms, one of which is very large with an en-suite (formally two rooms).

Externally the property has a low maintenance and manageable size garden and to the side its own drive with car port.

PLEASE NOTE THE PROPERTY IS BEING OFFERED WITH NO ONWARD CHAIN.

### Entrance porch

Wooden entrance door to the porch and front door to the hallway.

### Hallway

The hallway has two single built in cloaks/storage cupboards and an airing cupboard with copper lagged tank and shelving. Loft access and to the end of the hallway adjacent to the kitchen a larder/cupboard.

### Lounge

16'9 x 12'7

The lounge is a generous size room with a serving hatch to the kitchen, television point, radiator and double glazed sliding doors to the conservatory. Wooden fireplace surround with a gas coal effect fire, arch to the dining room.

### Dining room

13'7 x 9'2

This like the lounge is a good size, bags of room for a good size family table and chairs and space for a study/work space. Window to the rear, built in shelved drinks display cabinet with above cupboard, radiator and door to the bedroom.

### Kitchen

12'9 x 9'6

The kitchen has a range of leather effect fronted eye level units with back tiling, matching base units and drawers with marble effect work surfaces over. Inset

stainless steel one and a half sink, inset gas hob with above extractor, built oven and grill, plumbing for washing machine, dish washer and space for a fridge/freezer and door to the side.

### Conservatory

20'2 x 6'6

Wood effect laminate flooring and a floor mounted electric heater.

### Bedroom one en-suite

19'4 x 10'4

As mentioned this was originally two bedrooms and could be reinstated if required, however the room as a large principle bedroom works particularly well.

There are fitted sliding wardrobes to one wall, two radiators and dual double glazed windows to the front and door to the en-suite.

The en-suite consists of a walk in shower cubicle, pedestal hand wash basin, close coupled w/c, tiled walls, radiator and a window to the side.

### Bedroom two

16'7 x 8'7

Another good size bedroom with a window to the front, radiator and door to the conservatory.

### Bathroom

Tiled walls and a walk in bath with above shower, pedestal hand wash basin, close coupled w/c, radiator and window to the side.

### Rear garden

The rear garden is private and a manageable size, laid mainly to crazy paving for low maintenance. There are surrounding planted borders, green house and garden shed and a side access path to the front which is partly covered for storage.

### Own drive and car port

The driveway has a five bar gate to the front leading to the a covered carport.



GROUND 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 for guidance only. Prospective purchasers should verify all dimensions and areas from the actual property and no guarantee as to their accuracy or efficiency can be given. Made with Hologram 5/2014

**Consumer Protection from Unfair Trading Regulations 2008.**

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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