



Glendale Road, Burnham-On-Crouch CM0 8LY
£450,000

To view this property call
01621 734300

SJ WARREN
www.sjwarren.co.uk

The accommodation comprises

Located with convenient short cuts to the shops, restaurants, railway station, country park and marina is this character detached three bedroom chalet bungalow.

Dating back to 1905 and offering a lot of the original features this detached property includes on the ground floor, a spacious lounge and dining area, kitchen, bathroom and a good size double bedroom. The first floor has a landing with lots of storage space and there are two further generous double bedrooms.

Externally the property offers an excellent size rear garden in excess of 115 ft with large work shop/storage outbuilding with power and light.

To the side of the property there is a driveway for multiple vehicles to a detached garage with power and light.

Please note (STP) you potentially could remove the roof and extend up, plus there is potential to extend also to the rear.

Side entrance door and porch.

Wooden entrance door to the porch which has slate tiled floor and opening to the kitchen.

Kitchen

12'2 x 8'8

The kitchen is a rustic cottage style with a range of eye level wooden fronted units, matching base units and drawers with solid wood work surfaces. Inset white butler sink, inset gas hob and a built in stainless steel oven and grill, plumbing for washing machine, space for fridge/freezer. Stained glass window to the side, window to the rear, radiator and a continuation of the slate tiled flooring.

Bathroom

The slate tiled flooring continues and there is a panelled bath with chrome taps and shower attachment, an over size corner shower cubicle with rain and hand held showers. Exposed beams and an opening to the close coupled w/c and inset hand wash basin with cupboards below, stained glass window to the rear.

Ground floor bedroom

12'4 x 12'3

This is a generous double room with a Crittal window and door to the rear, exposed wooden flooring and radiator.

Inner hallway

Stairs to the first floor landing.

Lounge and dining area

23'2 x 12'2

Originally two rooms but now opened up into one large spacious room with exposed wooden flooring, a cosy open fireplace with cast iron wood burner and above wooden mantle. Double glazed bay window to the front with wooden shutters, tv point and radiator. The dining area is plenty of space for a good size family table and chairs and there are full length fitted bespoke cupboards to one wall and a double glazed window to the front.

Landing

The landing has built in cupboards and drawers for storage along one wall and a window to the side.

Bedroom

13'4 x 12

Both the bedrooms on this floor are god size doubles, recess for a bed with built in storage ether side. Exposed wooden flooring, Crittal style window to the rear and radiator.

Bedroom

12 x 8'4

Again a nice size double room with a recess for the bed, double built in wardrobes to one wall. Crittal window to the side, radiator and a loft access.

Rear garden

in excess of 115 ft

If you love the outside space or a keen gardener, then this superb size garden should hit the spot. Commencing with a good size raised patio/entertaining area which sits and looks down to the garden, outside water tap and steps down to the garden. The main garden has a path to the side with nicely planted surrounding borders, shrubs and mature trees and a neatly laid lawn. There is a further section of the garden reached via a picket fence and gate, again laid to lawn with some planting and a vegetable patch and storage area. Additionally there is a very useful and excellent size out building/work shop with power and light.

Drive and garage

To the side of the property there is a drive for multiple vehicles, leading to a detached garage with double opening doors, power and light.

Frontage/garden

The boundary to the front has a mature established hedge and planted with a wide variety of plants and shrubs.



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			
(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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Not environmentally friendly - higher CO ₂ emissions			
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