



Arcadia Road, Burnham-On-Crouch CM0 8EF  
£385,000

To view this property call  
01621 734300

**SJ WARREN**  
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## The accommodation comprises

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Offering easy access to the high street, shops, restaurants and railway station, which is linked to London Liverpool Street. This large well presented three bedroom detached house offers a spacious kitchen with a generous shelved pantry cupboard, additionally there is a good size lounge with double doors leading out to the south facing garden and a cloakroom. The first floor comprises of three double sized bedrooms and family bathroom. Externally the rear garden, of which is a good size, benefits from being south facing, to the front this property also has its own drive way to garage.

### Storm porch

### Entrance hallway

Entrance door, tiled flooring which continues through to the cloakroom and kitchen and stairs to the first floor.

### Cloakroom

Down lights, tiled flooring and radiator. Hand wash basin with splash back tiling, close coupled w/c and double glazed window to the side.

### Kitchen

14'2 x 10'4

The kitchen comprises of modern eye level units with matching base and drawers, built in fridge freezer, range cooker with spaces for washing machine and dishwasher. The kitchen benefits from a large shelved pantry cupboard. The kitchen also has downlights, two double glazed windows to the front and tiled flooring with radiator.

### Lounge

17'4 x 12'4

Large spacious lounge with under stairs cupboard, double glazed double doors that lead out to the garden, radiator and television point.

### Landing

loft access and double glazed window to the side

### Bedroom one

11'1 x 10'4

Good sized double room, recess space for wardrobes, double glazed window to the front and radiator.

### Bedroom two

11'7 x 7'3

Another good sized double room, recess for wardrobes, radiator and double glazed window to rear.

### Bedroom three

9'3 x 8'8

Again another double room, double glazed window to the rear and radiator.

### Bathroom

Comprising of panelled bath with above shower and screen, pedestal hand wash basin and close coupled w/c. Tiled walls and double glazed window to the side.

### Garden

benefitting from being south facing this garden is a sun trap, with a patio for entertaining, courtesy door to the garage and shingled boarders to the back. The rest of the garden is laid to lawn with side access to the front of the house.

### Front

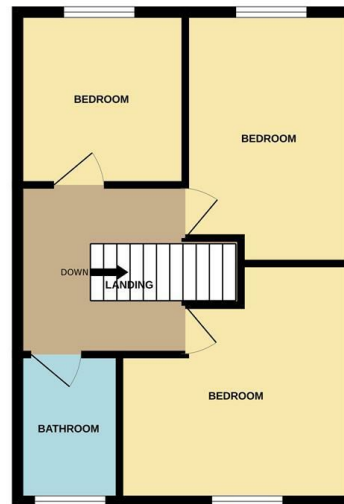
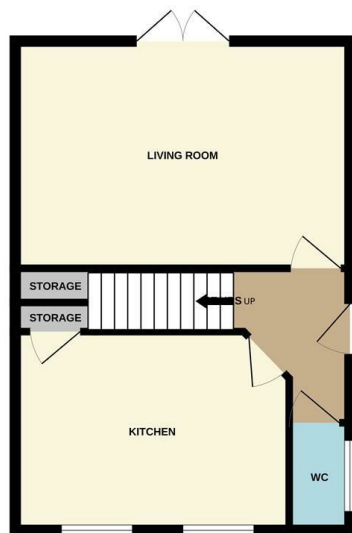
The front of the house has a small lawn and to the side its own drive and access to the garage, and external tap.



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. Made with Metrage ©2024.

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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
<i>Very energy efficient - lower running costs</i>			
(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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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