

Chelmer Way, Burnham-On-Crouch CM0 8TN £310,000

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SJWARREN www.sjwarren.co.uk Located on the Maple Leaf Estate which offers a number of short cuts to the high street shops, restaurants, railway station and Burnhams river front and country park.

## Offered with NO ONWARD CHAIN. This very nicely presented three bedroom house offers a good size entrance porch and cloakroom/w/c, a generous lounge with and open plan dining area and a modern fitted kitchen. The first floor offers three good size bedrooms and a family bathroom. Externally there is a good size West facing rear garden, this has double gates to the rear offering off road parking or space for a boat /caravan.

## Entrance porch

Double glazed entrance door to a good size porch with double glazed side screen window. Wood effect laminate flooring and doors to the cloakroom/w/c and lounge.

## Cloakroom/w/c

Down lighting, close coupled w/c, hand wash basin with vanity cupboards below, wood effect laminate flooring and a chrome heated towel rail.

#### Lounge

# 15'7 x 14'4

The lounge is open plan to the dining area and is a good size, this has a continuation of the wood effect laminate flooring from the porch and also runs into the dining area.

Understairs recess space and a storage cupboard, television point, two radiators and a double glazed window to the front and down lighting.

# **Dining area**

# 9'5 x 8'7

This has plenty of space for a good size family table and chairs, down lighting, radiator, ceiling light with fan and double glazed double doors with side screen windows to the rear.

#### Kitchen

The kitchen has a modern range of oak effect eye level units with back tiling, matching base units and drawers with roll top work surfaces over. Inset sink and electric hob with above stainless steel extractor and stainless steel Neff oven below. Space for fridge/freezer, plumbing for washing machine and dish washer, wall mounted gas boiler for hot water and heating (not tested) and a double glazed window to the rear. Landing Loft access and linen cupboard.

## Bedroom one

11'2 x 10'4 A generous size double room with a double glazed window to the front, radiator, television point and space for free standing furniture.

# Bedroom two

12'2 x 9'9 Again a generous double room with space for free standing furniture, television point, ceiling fan/light, radiator and a double glazed window to the rear.

#### Bedroom three

7'10 x 7'9 Double glazed window to the front and radiator.

## Bathroom

Panelled bath with taps and electric shower above and shower screen, part tiled walls, vanity surround incorporating an inset sink, w/c with built in cistern and vanity cupboards below. Double glazed window to the rear and radiator.

#### West facing rear garden.

If you enjoy the sun then this West facing garden should be just the trick. Commencing with a patio area and outside water tap, dwarf wall with planting leading to the lawn which is split by a center path. This then opens up to a drive/parking or storage for a boat or caravan, accessed via double gates from the rear in Thames Way, it is also possible to park in front of the gates and there is also a pedestrian gate to one side and garden shed.

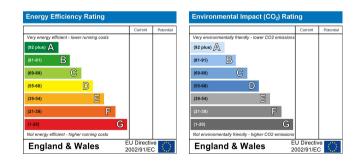






#### Consumer Protection from Unfair Trading Regulations 2008.

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