



Maple Way, Burnham-On-Crouch CM0 8TS
£375,000

To view this property call
01621 734300

SJ WARREN
www.sjwarren.co.uk



The accommodation comprises

Located on the Maple Leaf development which is conveniently located, for the Country Park, Marina, river front.

The railway station linked to London Liverpool Street is also easily accessible along with the high street shops, restaurants and general amenities.

This detached three bedroom bungalow offers an entrance hallway with a cloakroom/w/c and plenty of storage space, a very generous lounge, kitchen, three good size bedrooms and a family bathroom. Externally the property has a generous a good size rear garden in excess of 42 ft, with a 27 ft x 12 ft to one side, PLEASE NOTE there is potential here to extend the property and the garage (subject to planning).

To the front the property has its own drive to garage, with power and light. The remaining frontage is laid to lawn, with potential to add additional parking.

Entrance hallway

Double glazed door to the hallway which has a cloaks cupboard, radiator and large walk in airing cupboard also housing the gas boiler(not tested)

Cloakroom/w/c

Low level w/c, hand wash basin and a double glazed window to the front.

Kitchen

10'8 x 8'7

The kitchen has a range of oak fronted eye level units incorporating a double display cabinet with back tiling, matching base units and drawees with work surfaces over. One and a half stainless steel sink, inset stainless steel hob with above extractor and oven below. Space for a fridge/freezer, plumbing for washing machine and dish washer and a double glazed window to the front.

Lounge

18'4 x 12'3

A lovely size lounge nice bright and airy from the large double glazed window to the front and double glazed double doors to the side. Fireplace surround with electric flame fire, tv point and two radiators.

Bedroom one

12'2 x 10'7

A good size double room overlooking the garden, double glazed window to the rear and radiator.

Bedroom two

13'2 x 8'8

Another nice size double room with a double glazed window overlooking the rear garden and radiator.

Bedroom three

9'2 x 7'1

Double glazed to the side and radiator.

Bathroom

Panelled bath with above electric shower and screen, pedestal hand wash basin and a close coupled w/c. Tiled flooring and walls, shaver point, chrome heated towel rail and a double glazed window to the side.

Rear garden

in excess of 42 ft

The rear garden is a good size in excess of 42 ft commencing with a good size patio area. The main garden is laid to lawn with some fruit trees and planting and close board fenced boundaries. One side has a water tap and gate to the front, the opposite side has a 27 ft x 12 ft space with garden shed and greenhouse offering potential to extend the garage and bungalow subject to planning. There is also a courtesy door to the garage and side gate to the front.

Own drive to garage

The property has its own drive to the garage this has an up and over door, power and light.

Frontage

The frontage is a good size and laid to lawn, offering potential to add additional parking.



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) 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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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