



Station Road, Burnham-On-Crouch CM0 8BQ
£379,995

To view this property call
01621 734300

SJ WARREN
www.sjwarren.co.uk



The accommodation comprises

NO ONWARD CHAIN

Situated ideally for the high street shops, restaurants, yacht clubs and general amenities. Just a short stroll way from Burnham's country park, coastal path, river front and marina.

This extended to both the side and rear three bedroom semi detached house, offers a wealth of versatile ground floor accommodation. A good size entrance porch, shower room/w/c, spacious lounge, equally impressive dining room/sitting room, kitchen/breakfast room, utility room and study/home office space. The first floor offers three excellent size bedrooms and a family shower room.

Externally there is a good size West facing rear garden to enjoy those hot summer days, double gates to the rear with a space for a trailer. PLEASE NOTE this could be extended to bring a vehicle in offering additional parking to the properties own garage and drive.

Entrance hallway

Double glazed entrance door to a good size hallway, wall mounted electric heater, electric warm air vent and stairs to the first floor landing. PLEASE NOTE the heating is via an electric warm air boiler, the vendor has this serviced and chose to keep it due to its reliability and efficiency.

Shower room/w/c

Walk in shower cubicle, hand wash basin with vanity cupboard below, w/c with built in cistern. Tiled flooring, electric heated towel rail and a double glazed window to the front.

Kitchen/breakfast room

16'6 x 10'2
Once again a good size room fitted with a range of cream eye level units with back tiling, matching base units and drawers with marble effect work surfaces over. integral dish washer, electric range style oven and hob to remain matching breakfast bar with stools to remain, inset sink, space for fridge/freezer. Understairs cupboard, cupboard housing the electric warm air heater, double glazed window to the rear.

Utility room

13'2 x 5'7
This is open plan from the kitchen and has plumbing for washing machine and tumble dryer. Double glazed window to the side and double glazed door to the rear and an arch to the study/home office space.

Study/home office

Although this is open via an arch from the utility room it could easily be separated with a door or similar. Making a versatile space with double fitted cupboards to one wall and a double glazed window to the side.

Lounge

14'8 x 13'6
This is a lovely size room, nice bright and airy from the large double glazed bay window to the front. Brick fireplace with electric coal flame effect fire, tv point, warm air heating vent and door to the dining room/sitting room.

Dining room/sitting room.

15'5 x 10'5
This is a totally versatile room, whether a very large dining room, sitting room or similar. Double glazed window to the rear, warm air heating vent, doors to the kitchen and lounge.

Landing

Double glazed window to the side, linen cupboard with lagged water tank.

Bedroom one

Double built in wardrobes to one wall, double glazed window to the front.

Bedroom two

11'6 x 9'3
Double built in wardrobes to one wall and a double glazed window to the rear.

Bedroom three

8'6 x 7'8
Corner built in wardrobes and dressing table, double glazed windows to the front and side

Family shower room.

Double walk in shower cubicle, close coupled w/c, hand wash basin with vanity drawers below, down lighting and a double glazed window to the rear.

Rear garden West facing.

A good size garden and West facing, ideal if you enjoy the sun and your outside space. Commencing with a patio area leading to the main garden which is laid to lawn with surrounding planted borders. To the rear is a courtesy door to the garage and double gates and shed that open up on to the drive and into the garden, offering space for a trailer or similar. PLEASE NOTE this area could be extended to allow an additional vehicle to the drive. To the side of the house is a handy block Pavia area 14' 5'3 ideal for motor or pedal bikes, outside water and side entrance gate.

Drive to garage

The garage is one of two and has an up and over door, power, light and parking for one car to the front.



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		
England & Wales	EU Directive 2002/91/EC	



Referrals

We work closely with a section of Trusted Local Solicitors/Conveyancers. This helps to provide for a smooth process from start to finish. Please note some (not all) pay us, The Agent, a Referral fee of up to £200. You however are under NO OBLIGATION to use any such recommendation.

Station Road, Burnham-On-Crouch CM0 8BQ
£379,995

To view this property call
01621 734300

S J WARREN
www.sjwarren.co.uk

