



Mildmay Road, Burnham On Crouch CM0 8ED  
£469,995

To view this property call  
01621 734300

**SJ WARREN**  
[www.sjwarren.co.uk](http://www.sjwarren.co.uk)



## The accommodation comprises

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Located in a very popular road which offers easy access to the high street, shops, restaurants, yacht clubs, riverfront and Burnhams marina/country park. All other amenities including the railway station linked to London Liverpool Street are within a short stroll.

This gorgeous Victorian three bedroom semi detached house is offered in exceptionally good order throughout and is incredibly deceptive from first appearance.

The ground floor offers an entrance porch to the hallway, very spacious lounge with dining area and fireplace, large kitchen/breakfast room and utility room, cloakroom/w.c.

The first floor is equally impressive, with a superb size principal bedroom and potential to add a en-suite shower /w.c (subject to advice required, two further excellent size bedrooms and a family bathroom.

PLEASE NOTE the property is only one of a couple that has its own drive and garage, offering parking for a multitude of vehicles and space for a camper/caravan.

The rear garden is a private and in excess of 53 ft. OFFERED WITH NO ONWARD CHAIN.

### **Entrance porch to hallway.**

Double glazed entrance door to the porch which has an oak panelled door to the hallway. The hallway has stairs to the first floor, understairs recess and a single cloaks cupboard and radiator.

### **Kitchen/breakfast room**

14'4 x 9'7

A really spacious room with the kitchen having a range of modern wood grain effect eye level units with back tiling, matching base units with drawers and complimentary work surfaces over. One and a half inset sink with above plinth and down lights, inset gas hob with extractor and built in oven, integrated fridge freezer, tiled flooring, double glazed window with blind and double glazed door to the side. Space for a breakfast table and chairs and opening to the utility room and cloakroom/w.c.

### **Utility room**

6'3 x 3'8

Complimentary work surface with plumbing for dish washer and washing machine below, down lighting, tiled flooring and a double glazed window to the rear with blind.

### **Cloakroom/w.c**

Close coupled, hand wash basin, tiled flooring and walls, expel air and a double glazed window to the side.

### **Lounge and dining area**

24'6 x 12'5

This is an excellent size room with a double glazed walk in bay window to the front with blinds, stone fireplace and surround with a gas flame coal effect fire, also fitted with a flue for wood burner or an open fire, tv point and radiator. Plenty of space in the dining area for a good size family table and chairs, double glazed windows to the side and rear with blinds.

### **Landing.**

### **Principal bedroom**

12'9 x 11'6

This is a lovely size main bedroom and with the two built in wardrobe/cupboards one of which is walk in, it does offer potential to add a n en-suite shower /w.c subject to professional advice. Two double glazed windows with blinds bringing in lots of natural light and radiator.

### **Bedroom two**

10'9 x 10'5

Another very nice size double room with double fitted wardrobes and above bridging cupboards, radiator and a double glazed window to the rear.

### **Bedroom three**

14'3 x 7'1

This double room again has fitted double wardrobes with above bridging cupboards, radiator and double glazed window to the side.

### **Bathroom**

Tiled flooring, walk in double shower cubicle with hand held and rain shower, close coupled w.c, hand wash basin with vanity drawer below. Down lighting, chrome heated towel rail, down lights and double glazed window to the side.

### **Rear garden**

in excess of 53 ft

The garden has a good degree of privacy, commencing with a hedge and path that runs through the garden with lawn to ether side. Garden

shed, close board fenced and a courtesy side door to the garage.

### **Drive to garage**

The drive is in excess of 65 ft stretching from the front down the side and ending at an L shape, laid to block paving and with double wrought iron gates half way, offering parking for a multitude of vehicles, parking for a camper/caravan.

The garage is in excess of 20 ft with an electric door, power and light.

### **Frontage**

Brick boundary wall and laid to block paving.

### **AGENTS NOTE**

The property benefits majorly from the substantial parking and garage, very few in the road have this. PLEASE also note the property has had a complete, rewire and new consumer unit and the roof was re felted and battened approximately ten tears ago.



#### 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
England & Wales	EU Directive 2002/91/EC	



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