



Lilian Road, Burnham-On-Crouch CM0 8DS  
£269,995

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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Situated in close proximity to the high street, shops, restaurants, yacht clubs, water front, marina and railway station linked to London Liverpool Street Station.

This very nicely presented two bedroom semi detached cottage which has been modernised by the present vendors. There hard work and vision was to make this their long time home but they find themselves now having to upsize, with their family in mind. The cottage offers a very generous lounge open plan to a dining area with plenty of space for a family table and chairs. Fitted kitchen with a main side door entrance, utility room and shower room. The first floor offers two good size bedrooms. Externally if you enjoy your outside space then this excellent size garden will hit the spot, whether gardening, entertaining or space for your pets. The cottage is one of only a small handful benefitting from its own drive for 2/3 vehicles and potential to open the front of the carport/lean to for even more parking. AGENTS NOTE plans were previously approved for a garage to the side with an extension above, so potentially these could be passed again.

### Entrance and kitchen

11'9 x 6'3

PLEASE NOTE the original front door is in situ but has been blocked off internally, offering more space. The main entrance is now to the side opening into the kitchen.

The kitchen has a range of wooden fronted eye level units with part wooden panelling behind, matching base units and drawers with solid wooden work surfaces over. Inset gas hob with above stainless steel extractor and built in oven below, inset white enamel sink and plumbing for a dish washer. Grey wood effect laminate which runs throughout the ground floor.

### Utility room

5'6 x 5'2

Part tiled walls, plumbing for a washing machine, space for fridge/freezer, window to the rear and door to the shower room.

### Shower room

Walk in corner shower cubicle, close coupled w/c,

hand wash basin with double vanity cupboards below. Tiled walls and flooring, expel air, chrome heated towel rail, down lighting and window to the rail.

### Lounge open plan to dining room.

19'6 x 11'5

This is an excellent size with the lounge having a wooden fireplace surround (currently capped) but with professional advice potential for an open fire/wood burner and television point. Double glazed window to the front with fitted blind, radiator with decorative cover.

The dining area offers plenty of space for a good size table and chairs, radiator with decorative cover and stairs to the first floor.

### Landing

#### Bedroom one

10'9 x 10'1

A good size double bedroom with two double built in wardrobes, grey wood effect laminate flooring, radiator, television point and a double glazed sash style window to the front.

#### Bedroom two

9'4 x 8'2

Double glazed window to the rear, built in cupboard with lagged water tank and radiator.

### Rear garden

in excess of 95 ft

If you enjoy your outside space, gardening, entertaining or need space for your pets, then this garden should tick all the boxes. Commencing with a patio area and a 7'7 x 7'6 shed with power and light, neatly laid lawn split by a center path, two further storage sheds, greenhouse and close board fenced boundaries.

### Driveway and carport/lean to.

The property has the benefit of being only one of a handful with its own driveway, offering parking for 2/3 vehicles. PLEASE NOTE to the side of the cottage there is a carport/lean to with a gate and fence to the front, this could be removed or double gates fitted to offer even more 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) <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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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