



Ash Grove, Burnham-On-Crouch CM0 8DP
£305,000

To view this property call
01621 734300

SJ WARREN
www.sjwarren.co.uk

The accommodation comprises

Located on the Maple Leaf estate which offers short cuts to Burnham's county park and river front plus access to the railway station and the shops. This detached bungalow is also pleasantly positioned with a small greensward to the side and offers two bedrooms, kitchen, lounge, shower wet room. Externally the bungalow has a private 45 ft rear garden and to the side a drive for 4 cars leading to a garage with electric roller door. The frontage is a good size and could be adapted to offer even more parking, if needed.
NO ONWARD CHAIN.

Entrance hallway

Double glazed entrance door to the hallway which has loft access and a cupboard housing the combination boiler for the hot water and heating(not tested) and radiator.

Lounge

15'1 x 10'9

The lounge is a good size and backs the very pleasant rear garden, television point, radiator and a serving hatch to the adjoining kitchen and radiator.

Kitchen

8'5 x 8'5

The kitchen comprises of a range of white high gloss eye level units, matching base units and drawers with oak effect roll top work surfaces over. Inset stainless steel sink, fridge/freezer and washing machine to remain, space for electric oven, larder cupboard and a double glazed window to the rear and double glazed door to the side.

Bedroom one

11'5 x 11'3

This is a good size double room, bright and airy with a double glazed window to the front which also looks over to the greensward. Built in double wardrobe and a built in airing cupboard with lagged water tank, shelving and radiator.

Bedroom two

8'8 x 8'4

Once again this room is nice bright and airy and has views over to the greensward, double glazed window to the front and radiator.

Shower wet room

Tiled walls and a walk in shower, close coupled w/c

and hand wash basin, expel air, radiator and a double glazed window to the side.

Rear garden

45 ft

The bungalow has a very pleasant and private rear garden approximately 45 ft with an outside tap and side gate to the front, the main garden is neatly laid to lawn with some established plants and shrubs surrounding. The boundaries are close board fenced and there is a side courtesy door to the garage.

Frontage

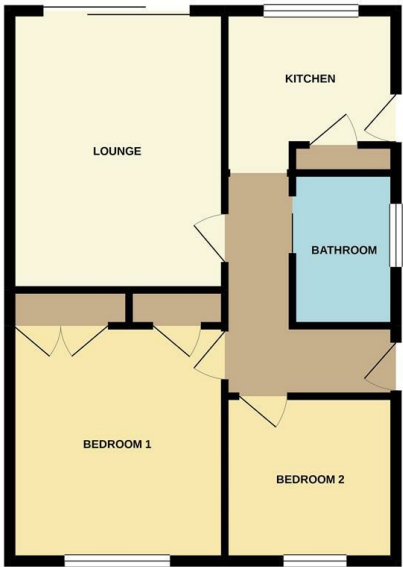
The property has a generous frontage laid to gravel but this could be adapted for additional parking.

Own drive and garage

The drive has space for approximately 4 cars leading to the garage which has an electric roller door, power and light.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other details are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The current, customary and applicable laws have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metaphor 1.0.0.0.

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

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