



Glendale Road, Burnham-On-Crouch CM0 8LY
Offers in the region of £460,000

To view this property call
01621 734300

SJ WARREN
www.sjwarren.co.uk

The accommodation comprises

Offering easy access to the river front, railway station and Burnham's high street shops and restaurants is this eye appealing 1930s detached family home. The property offers substantial ground floor accommodation including a good size lounge, a modern refitted (3 year ago) kitchen and generous utility room with part glass lantern roof, leading to an extremely impressive orangery backing the rear garden which open plan to a second lounge with open fireplace and a cloakroom/w/c. The first floor offers three very good size double bedrooms a family bathroom and separate w/c PLEASE NOTE in our opinion and subject to any consents required the property does have a large loft area which potentially could offer the space for further rooms. Externally the property has an impressive 180 ft rear garden again offering lots of space for an office/man cave or similar and to the front its own drive and side access for bikes or small machinery.

Storm porch

A good size keyhole style entrance porch with electric light.

Entrance hallway

Double glazed entrance door and side screen window leading to the hallway which has quality wood effect laminate flooring, stairs to the first floor with a double glazed window to the side, under stair storage cupboard and radiator.

Cloakroom/w/c

Comprising of a close coupled w/c, hand wash basin, double glazed window to the side and a continuation of the wood effect laminate flooring from the hallway.

Lounge

11'4 x 10'1
A nice bright and airy room with ash grey effect wood effect laminate flooring and a large double glazed bay window to the front with fitted blind. Fireplace with a cast iron fitted wood burner, radiator with decorative cover and television point.

Kitchen

12'1 x 11'1
Refitted approximately three years ago with an extensive range of modern high gloss cashmere eye level units with part back tiling and incorporating two single display cabinets, matching base units with pan

drawers, corner carousel and pull out larder with complimentary work surfaces over. Inset one and a half sink, inset gas hob with above extractor and built in stainless steel oven, plumbing for washing machine and space for fridge/freezer and a double glazed window to the side. Quality wood effect laminate flooring which extends to the utility room, orangery and second lounge.

Utility room

11'1 x 5'9
A generous room with a part glass lantern style roof and a range of white base units incorporating a one and a half sink with work surface over and plumbing for washing machine, tumble dryer and space for a fridge. Wall mounted boiler for hot water and heating(not tested) double glazed window to the side, radiator and double glazed door to the rear.

Orangery

19'2 x 12'1
The orangery is open plan to the second lounge and is a very impressive room with a large glass lantern style roof with heat reflective easy self clean glass. This room backs the rear garden and has bags of natural light from the two double sets of double glazed doors and windows to the rear and radiator. Offering a peaceful relaxing area to sit and relax or dine

Lounge two

14'1 x 12'2
We describe as a second lounge but to be fair the rooms are totally versatile in the use and this is a cosy room with an open working fireplace with a cupboard and shelving to one side, radiator and a double glazed window to one side.

Landing

The landing has a loft access, airing cupboard with lagged water tank and double glazed window to the side.

Bedroom one

13'9 x 11'9
All the bedrooms are good size doubles and this being the main room has a range of fitted wardrobes to one wall and a further built in cupboard. Once again the room is lovely and bright with a large double glazed bay window to the front with fitted blind and radiator.

Bedroom two

13'2 x 12'3
Another generous double room with a cast iron fireplace, radiator, television point and double glazed windows to both the side and rear.

Bedroom three

12'3 x 10'1
This double room offers a double built in wardrobe/cupboard plus a smaller double storage cupboard, television point, radiator and a double glazed window to the rear.

Bathroom

Ceramic tiled walls, panelled bath with shower attachment, pedestal hand wash basin, close coupled w/c, walk in corner shower cubicle. Radiator with heated towel rail and a double glazed window to the front.

Separate w/c

Close coupled w/c and a double glazed window to the rear.

Rear garden

in excess of 180 ft
If you love gardening then 180 ft should put a smile on your face, commencing with a circular patio and garden gravel which extends to a wide side access with double gates to the front(PLEASE NOTE) this is ideal for getting small machinery or similar into the garden. There is a reasonable size out building for storage which has power sockets and lighting and the main garden starts laid to lawn with a variety of plants and shrubs leading to an a conifer arch. The second half of the garden is again laid to lawn with established trees, plants and shrubs and a centre path leading from the front of the house, finally there is aa fence and gate leading to the remaining 38 ft of the garden which is currently for storage but would make an ideal space for a home office work space or similar.

Frontage/drive

Part brick boundary wall to the front leading to the properties own drive which has some established shrubs and plants and attractive wisteria climbing to the front of the house.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Mirograph 12/2020

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	

Glendale Road, Burnham-On-Crouch CM0 8LY
Offers in the region of £460,000

To view this property call
01621 734300

S J WARREN
www.sjwarren.co.uk

