



Lime Way, Burnham-On-Crouch CM0 8RH
£292,500

To view this property call
01621 734300

SJ WARREN
www.sjwarren.co.uk

The accommodation comprises

Located on the popular Maple Leaf Estate which offers easy access to the nearby country park and Burnham's beautiful river frontage, in addition there are various shot cuts to get you to the shops and railway station.

This very nicely presented two bedroom semi detached bungalow offers a generous lounge, a modern re-fitted kitchen, two good size bedrooms and a modern shower room. Solid oak flooring to all rooms except the shower room and the addition of a large open lean too to the rear, backing a 46 ft garden.

The bungalow also has its own drive to garage and a front garden laid to lawn (offering additional potential space to adapt for further parking)

Entrance hallway

Double glazed entrance door to the hallway which has quality solid oak wood flooring and a smooth plastered ceiling, loft access, radiator and a single built in cloaks cupboard.

Lounge

15'3 x 10'9

The lounge is a good size with a smooth plastered ceiling and a continuation of the quality solid oak flooring, television point and radiator. Serving hatch to the kitchen, double glazed window and double glazed french doors leading to the open lean too and rear garden.

Kitchen

8'3 x 8'2

The kitchen has been tastefully re-fitted by the present owners and comprises of a smooth plastered ceiling and solid oak flooring. A modern range of grey eye level units, matching base units and drawers with integrated wine rack and complementary wood effect roll top work surfaces over. Rangemaster oven with gas hob and electric and gas ovens with stainless steel extractor above, over size inset butler style sink with mixer taps and hand held rinse, double glazed window to the rear.

Master bedroom

12'1 x 10'9

The main room is an excellent size nice bright and airy with a smooth ceiling and quality fitted solid oak flooring. Double and single built in wardrobes, radiator, television point and a double glazed window to the front.

Bedroom two

8'9 x 8'3

A good size second bedroom again with a smooth plastered ceiling and solid oak flooring, radiator and a double glazed window to the front.

Shower room

Very nicely fitted with a smooth plastered ceiling and non slip tiled flooring, over size shower cubicle, hand wash basin with double vanity drawers below and a close coupled w/c. Ceramic tiled walls, radiator and a double glazed window to the side.

Open lean too garden room

This is a useful addition used regularly by the present vendors with power sockets and plumbing for washing machine and cold water tap. The space is useful whether summer or winter and offers potential to enclose if required.

46 ft rear garden

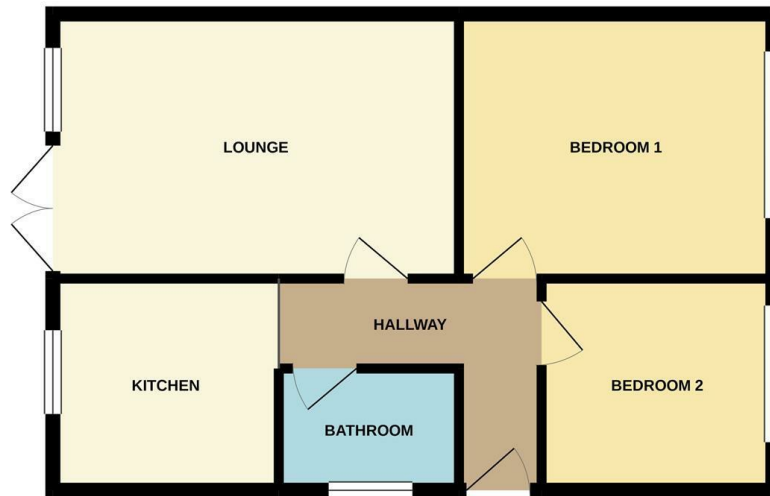
The property has a very good size garden neatly laid to lawn with close board fencing and to the rear of the garage shingle storage space or space for a shed. Side gate giving access to the drive and garage and to the front.

Front garden

The front garden is neatly laid to lawn but it does offer the potential to lay to additional parking space.



GROUND 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.
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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		
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Not environmentally friendly - higher CO ₂ emissions		
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