



Medway, Burnham-On-Crouch CM0 8TL
£295,000

To view this property call
01621 734300

SJ WARREN
www.sjwarren.co.uk

The accommodation comprises

Located on the very popular Maple Leaf Estate which is ideally located for the country park, marina and river front and also offering various short cuts to the shops and amenities.

This very nicely presented two bedroom semi detached bungalow offers a generous lounge with dining area, kitchen and a well fitted wet room, two double bedrooms and a large double glazed conservatory. Externally there is a manageable rear garden and the properties own garage.
NO ONWARD CHAIN.

Entrance porch

Double glazed entrance door to the porch which has a single built in utility/cloaks cupboard.

Lounge

17'6 x 12'5

The bungalow throughout is nicely presented with and the lounge is a good space with smooth ceiling and coving, plenty of space for a dining table. Double glazed window to the front, radiator and television point, further vertical column style radiator and door to kitchen.

Kitchen

12 x 7'9

The kitchen comprises of a range of oak eye level units, matching base units and drawers with complimentary work surfaces over, integrated fridge, plumbing for washing machine and an inset stainless steel sink. Inset stainless steel gas hob with above extractor and stainless steel oven below, double glazed window and door to the side.

Inner hallway

Inner hallway with loft access.

Wet room

Smooth ceiling with down lighting, tiled walls, walk in shower, hand wash basin with vanity drawer below, w/c with built in cistern and bidet, built in cupboard with lagged water and and storage space, double glazed window to the side and expel air.

Bedroom

13'9 x 9'5

An excellent size main bedroom with smooth ceiling and a double glazed window to the rear, plenty of space for free standing bedroom furniture and radiator.

Bedroom two

10'3 x 9'6

Once again a very good size second double bedroom, smooth ceiling with down lighting, double glazed french doors leading to the conservatory and radiator.

Conservatory

19'5 x 9

A large double glazed conservatory and a very useful addition for all year round use, wall mounted electric radiator.

Rear garden

The bungalow has a manageable size rear garden which is mainly laid to lawn with some planting and fenced boundaries, garden shed and courtesy door to the garage.

Garage

The property has its own garage with up and over door.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other areas 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 services, fixtures and appliances shown here have not been tested and no guarantee is made as to their operability or efficiency can be given. Made with Metreplan ©2012.

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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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