

Paul Mason Associates



Alexandra Road, Burnham-On-Crouch, CM0 8BW

Guide price £450,000



## Distances

Train Station - 0.1 mile

High Street - 0.3 miles

Ormiston River Academy - 0.4 miles

Maldon - 11.8 miles

Wickford - 15.6 miles

London Southend Airport - 23.9 miles

All mileages are approx.

## Accommodation

### GROUND FLOOR

#### Entrance Hall

Part glazed entrance door and stairs to first floor.

#### Lounge

4.58m x 3.45m (15'0" x 11'3")  
Bay window to front and picture rail.

#### Dining Room

4.62m x 3.45m (15'1" x 11'3")  
Bay window to front and picture rail.

#### Kitchen

3.86m x 2.47m (12'7" x 8'1")  
Window to rear and side, half glazed door to garden. Units fitted to eye and base level finished with laminate roll top work surfaces and tiled surround. Stainless steel sink unit with drainer and mixer taps.

Space for cooker, washing machine and fridge. Airing cupboard housing hot water cylinder. Gas fired boiler.

#### Bedroom Three/ Study

3.87m x 3.43m (12'8" x 11'3")  
Window to side and picture rail.

#### Bathroom

Suite comprising bath with mixer taps and tiled surround, pedestal wash hand basin and low level WC. Tiled shower cubicle. Obscure window to rear.

### FIRST FLOOR

#### Landing

Stairs to ground floor.

#### Bedroom One

6.41m max x 3.43m (21'0" max x 11'3")  
Window to front and picture rail. Eaves storage cupboard and built-in wardrobe. Access to loft space.

#### Bedroom Two

6.38m x 3.42m (20'11" x 11'2")  
Window to front and picture rail. Eaves storage cupboard and built-in wardrobe.

### EXTERIOR

#### Front Garden

Gate and footpath to entrance door. Driveway to side leading to garage. Access to rear garden.

## Rear Garden

Mainly lawned areas with various flowers and shrubs. Large kitchen garden area. Two sheds and greenhouse. Linen line. Outside tap. Gate leading to rear and access to front.

## Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

## Important Notices

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.

## Single garage

Double hinged doors to front.



Paul Mason Associates

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Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP





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