



3 Arcadia Road

3 Arcadia Road Burnham-on-Crouch Essex CM0 8EF

Home Estate Agents are delighted to offer for sale this surprisingly spacious three bedroom detached bungalow in excellent condition which offers a floor plan layout for potential dual occupation with its own entrance.

The accommodation comprises; entrance hall, lounge, a spacious open plan kitchen & family area which overlooks the rear garden, separate utility room, a modern bathroom plus a further wet room, three well appointed bedrooms and a useful loft room.

Externally the property benefits from a secluded and beautifully maintained south backing rear garden, whilst to the front the property is approached via sweeping in and out driveway allowing off street parking for several vehicles.



A granny annex was added to the property in the 1980's making the property ideal for dual occupation with its own entrance door. This can easily be re-instated if required.

Situated on Arcadia Road in the pretty town of Burnham On Crouch, this wonderful property is an ideally located and being a few minutes walk for the town's historic High Street, an array of local shops and restaurants along with doctors surgery, post office and railway station, giving direct access into London Liverpool Street.

Accommodation Comprises

The property is approached via part glazed entrance door leading to:

Entrance Hall 13'4 (max) x 4' (max)

Vinyl flooring, coved ceiling, vertical radiator, doors to:

Lounge 14'1 x 10'6

Double glazed window to front aspect, carpeted, coved ceiling, sliding door to inner hallway, radiator.



Inner Hall 8'7 x 2'10

Sliding door to lounge, doors to:

Utility Room 6'5 x 5'9

Vinyl flooring, double glazed door to side aspect, stainless steel sink unit inset into a range of work surfaces with cupboards beneath, matching eye level wall mounted cupboards, wall mounted boiler (not tested), door to wet room.

Wet Room 6'6 x 5'1

Double glazed obscure window to side aspect, low level WC, wash hand basin with mixer tap, electric shower.

Bedroom One 12'1 x 10'6

Double glazed window to front aspect, carpeted, range of fitted wardrobes with mirror fronted sliding doors, coved ceiling, radiator.

Bedroom Two 13'5 x 9'4

Double glazed window to rear aspect front aspect, carpeted, coved ceiling, radiator.

Bedroom Three/ Guest Sitting Room 10'6 x 10'

This room is currently being used a guest sitting room with double glazed patio doors to the rear garden, carpeted, vertical radiator, stairs leading to the first floor loft room.

Kitchen/Breakfast Room 13'10 x 8'8

Vinyl flooring, double glazed window to rear aspect, the kitchen is fitted to include a one and a quarter bowl sink unit with mixer tap, inset into a range of Corian work surfaces with cupboards and drawers beneath, feature centre moveable island, integrated oven and hob with extractor hood above, further range of matching eye level wall mounted units, integrated fridge/freezer and dishwasher, vertical radiator, double glazed door to garden, open plan to::

Sitting Room 12'10 x 9'5

Double glazed French doors to rear garden, wood laminate flooring, double glazed window to side aspect, door to inner lobby.



Bathroom 6'5 x 6'1

Double glazed obscure window to rear aspect, three piece suite comprising; bath with mixer tap and shower over, low level WC, wash hand basin with mixer tap and vanity unit, fully tiled to surrounding walls, heated towel rail.

Loft Room 11'10 x 9'6

Velux window to rear aspect, carpeted, electric wall mounted radiator.

Externally

Rear Garden 50' x 16'

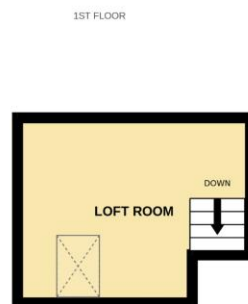
The property benefits from a beautifully maintained rear garden which is south backing and un overlooked. A low maintenance garden with patio area, lawn area with borders, outside tap, outside lighting, maintenance free storage unit with power and lighting housing tumble dryer, side access to the front.

Front Garden

To the front of the property there is a sweeping in and out driveway allowing off street parking for several vehicles.







Price £420,000 Freehold

HOME - The Estate Agent of Leigh
 The Old Bank, 26 Broadway, Leigh-on-Sea, Essex, SS9 1AW. Tel: 01702 480033

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