Crouch Road, Burnham-On-Crouch CM0 8DX

£259,995

To view this property call

01621 734300

SJ WARREN

www.sjwarren.co.uk

The accommodation comprises

Conveniently located for the high street, shops, restaurants, yacht clubs, river front, country park and the railway station linked to London Liverpool Street.

A charming picturesque cottage offered in lovely order throughout, whilst retaining much of its character and features.
This two bedroom property has the added bonus of a loft space/room with ladder stairs and could be used (stpc).
The ground floor has a cosy lounge, inner hallway to a nicely presented fitted bathroom and a modern fitted kitchen/breakfast room.
The first floor offers two double bedrooms and as mentioned a ladder/stairs to the loft room.
Externally a good size rear garden with patio and set out with low maintenance in mind. To the front the cottage also benefits from a parking space for a small vehicle.

Entrance porch
Double glazed entrance door to the porch, wood effect laminate flooring.

Lounge
The wood effect laminate flooring flows throughout the ground floor with exception to the bathroom, double glazed window to the front with fitted blind and television point. Understairs storage cupboard, radiator and stairs to the first floor.

Inner hallway

Bathroom
The bathroom has been fitted to a very good standard with a panelled bath and above fitted shower rain and hand held showers and screen, close coupled w/c and hand wash basin with vanity cupboards below. Majority tiled walls, tiled flooring, expel air and heated towel rail.

Kitchen/diner
15'1 x 9'9
This is a generous size room with a range of modern white high gloss eye level units with back tiling, matching base units and drawers with wood effect work surfaces over. Space for electric oven and above extractor, plumbing for washing machine and dish washer, space for fridge/freezer, inset one and a half stainless steel sink. Space for a dining table and double glazed door and side screen windows to the rear.

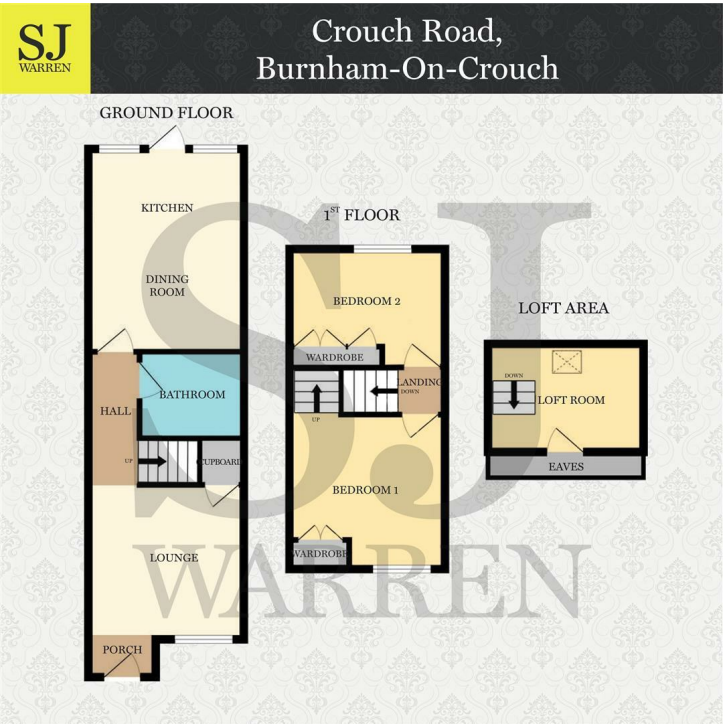
Bedroom one
10'9 x 9'2
Both bedrooms are good size double rooms and this room has triple louvred fronted wardrobes to one wall, radiator and a double glazed window to the rear.

Bedroom two
12'1 x 9'1
Another good size double room with to one corner the ladder/stairs to the loft room. Double glazed window to the front and radaitor.

Loft space/room
floor measurement 10'7 x 9
This is a good size space with a velux window to the rear with part reduced head height to both sides. This potentially could make a ply/hobby room or office (stpc)

Rear garden
The property has a good size rear garden commencing with a patio area, the remaining garden has been set out for low maintenance with a laid to slate border. The boundaries are part brick wall and close board fenced and a there is a garden shed to the rear.

Parking /frontage
The property has a block Pavia frontage offering parking for one small vehicle.



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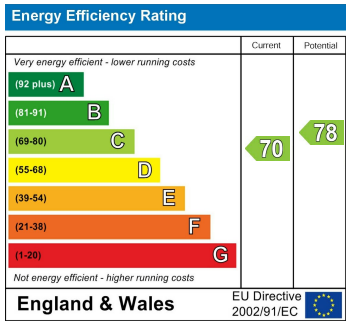

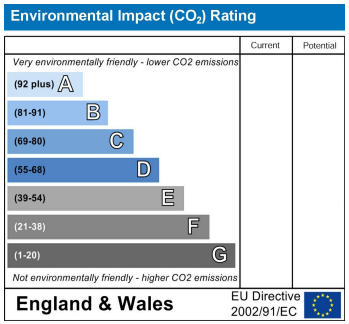

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OLD MAN