



Fernlea Road, Burnham-On-Crouch CM0 8EX  
£459,995

To view this property call  
01621 734300

SJ WARREN  
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## The accommodation comprises

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Situated in an extremely popular and sought after road and offered with NO ONWARD CHAIN.

The property benefits greatly from easy access to Burnhams picturesque country park, river front and marina, also close by the high street shops, restaurants, yacht clubs and railway station linked to London Liverpool Street Station.

This deceptively spacious from first appearance three bedroom detached chalet bungalow, is just waiting for its new owners to put their stamp on the property.

The ground floor has two extremely good size bright and airy double bedrooms, a good size lounge with a garden room to the rear, modern kitchen/breakfast room to an excellent size open plan dining room.

The third bedroom is on the first floor and benefits from an adjacent cloakroom/w/c and hand wash basin, along with landing built in wardrobe hanging space and eaves storage.

Externally a private established 52 ft rear garden and to the side a drive for multiple vehicles, car port and a REPLACED GARAGE BUILT ONLY 2 PLUS YEARS AGO with electric door, power and light.

### Entrance hallway

Double glazed entrance door to the hallway, stairs to the first floor, linen cupboard with lagged water tank and shelving.

### Kitchen/breakfast room

13'9 x 12'1

This is a good size room open plan to the dining room, with a range of modern Ivory eye level units with underlighting and back tiling. Matching base units, drawers and center breakfast island with below cupboards and wood effect work tops over. Inset electric hob with above extractor and built in oven below, one and a half stainless steel sink, plumbing for dish washer, washing machine and space for a fridge/freezer, radiator and a double glazed window to the rear and double glazed door to the side.

### Dining room

12'4 x 8'9

Plenty of room for a family table and chairs, dual double glazed windows to the side, radiator and a gas coal flame effect fire.

### Lounge

13'6 x 12'5

The lounge is open plan to the garden room with a white fireplace surround and remote control electric fire, radiator and double glazed window to the side.

### Bathroom

Tiled walls and flooring, double walk in shower, pedestal hand wash basin, close coupled w/c. Down lighting, expel air, shaver point, rad incorporating heated towel rail and a double glazed window to the side.

### G/F Bedroom one

12'7 x 11'2

Both ground floor bedrooms are excellent size double rooms, nice bright and airy from the large double glazed bay window to the front and radiator.

### G/F Bedroom two

10'3 x 9'2

Another excellent good size double room with a double glazed bay window to the front and radiator.

### Landing

Double built in cupboard wardrobe with hanging rail and access to eaves storage.

### Bedroom three

16'3 x 8'4

Another spacious double room with part reduced head height to one side, eaves storage cupboard, radiator and dual aspect double glazed windows.

### Cloakroom/w/c

This is a handy addition particularly being adjacent to the third bedroom. Close coupled w/c and a hand wash basin.

### Rear garden

in excess of 52 ft

The property has a generous size private rear garden, commencing with a patio area and a mainly laid to lawn garden. There are established trees including an apple and olive, shrubs and plants. Shed to the rear of the garage, gates to both sides one of which leads to the drive and garage and the other to the front with water tap.

### Drive, garage and carport

The property has its own driveway for a multitude of

vehicles to a covered carport, leading to a NEWLY BUILT in the last two and a half years detached garage with electric up and over door, power and light.

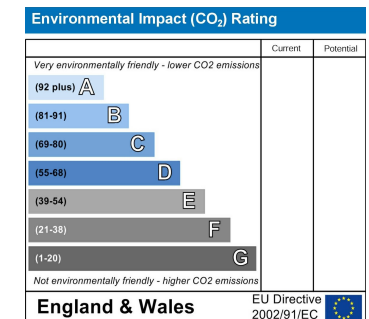
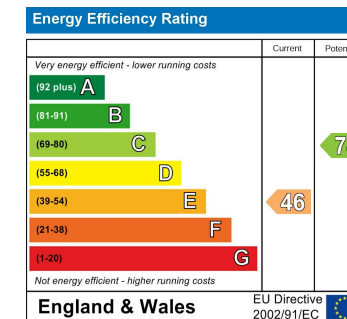
### Front garden

The property has a good size front garden, commencing with a brick boundary front wall and wrought iron gate with a path to the front door. The garden is split into two by the path and neatly laid to pebble borders with a mature cherry tree.



#### Consumer Protection from Unfair Trading Regulations 2008.

S J Warren has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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