



Southminster Road, Burnham-On-Crouch CM0 8QE
£425,000

To view this property call
01621 734300

S J WARREN
www.sjwarren.co.uk



The accommodation comprises

Located on the fringes of Burnham On Crouch but still offering easy access into the town center, shops, restaurants, yacht clubs, marina, river front and rail station linked to London Liverpool Street Station.

This very deceptively spacious three bedroom detached house is offered with NO ONWARD CHAIN.

The ground floor offers a cloakroom/w/c, a good size kitchen/breakfast room, spacious lounge and separate dining room.

The first floor offers three very good size double bedrooms all offering lots of storage space and a family bathroom.

PLEASE NOTE externally the property has a superb garden in excess of 130 ft south facing to enjoy the summer sun and beautifully landscaped.

To the front the property has its own driveway to an integral garage with electric roller door, power and light and a private hedged front garden, offering the potential for further parking.

Storm porch

Storm porch to the entrance.

Entrance hallway

Double glazed entrance door and side screen window to the hallway, stairs to the first floor. Under stairs storage cupboard and cloaks cupboard and radiator.

Cloakroom/w/c

Tiled flooring, close coupled w/c, hand wash basin with vanity cupboard below, radiator and a double glazed window to the side.

Kitchen/breakfast room

15'3 x 8'6

This is room is a really nice size and has a range of oak fronted eye level units with majority back tiled. Matching base units and drawers with complimentary work surfaces over and a matching breakfast bar. Inset gas hob with above extractor, built in stainless steel Neff oven and grill, integrated fridge and dish washer, inset stainless steel sink and drainer. Tiled flooring, radiator, double glazed window to the side, double glazed window and door to the rear.

Lounge

14'8 x 12'6

A spacious room with a feature fireplace tiled hearth and surround with an electric flame effect fire. Television point, double glazed window to the front and concertina doors to the dining room.

Dining room

11'9 x 11'9

Another generous size room, plenty of space for a family table and chairs, serving hatch to the kitchen, double glazed French doors and side screen windows to the rear.

Landing

Loft access.

Bedroom one

14'4 to wardrobes x 12'8

All the bedrooms are good size doubles and this room has fitted wardrobes with sliding doors along with large built in storage cupboards. Dual double glazed windows to the front and radiator.

Bedroom two

18'2 x 8'7

An excellent size room with double glazed windows to the front and side, double fitted wardrobes with a second internal door to a large eaves storage space, two further eaves storage cupboards and radiator.

Bedroom three

9'4 to wardrobes ext 13'5 x 10'5

Another excellent size double room with a double glazed window to the rear, built in wardrobes and radiator.

Bathroom

Panelled bath with taps/shower attachment, close coupled w/c, pedestal hand wash basin, corner walk in shower cubicle and shaver point. Tiled walls, radiator and heated towel rail, shelved airing cupboard with lagged water tank and a double glazed window to the rear.

Rear garden

south west facing 130 ft

A superb private and gorgeous sunny south west facing garden, beautifully landscaped. Commencing with a patio area and side gate to the front and a wonderful array of shrubs established hedging, trees

and flowers, neatly laid lawn, garden shed, corner summer house and a hedge and arch with climbers to the remaining garden

This again has a neatly laid lawn, garden shed, various established shrubs, plants and flowers and neat hedging. PLEASE SEE PHOTOGRAPHY AND THE VIDEO TOUR, TO APPRECIATE JUST HOW NICE THE GARDEN IS.

Front Garden

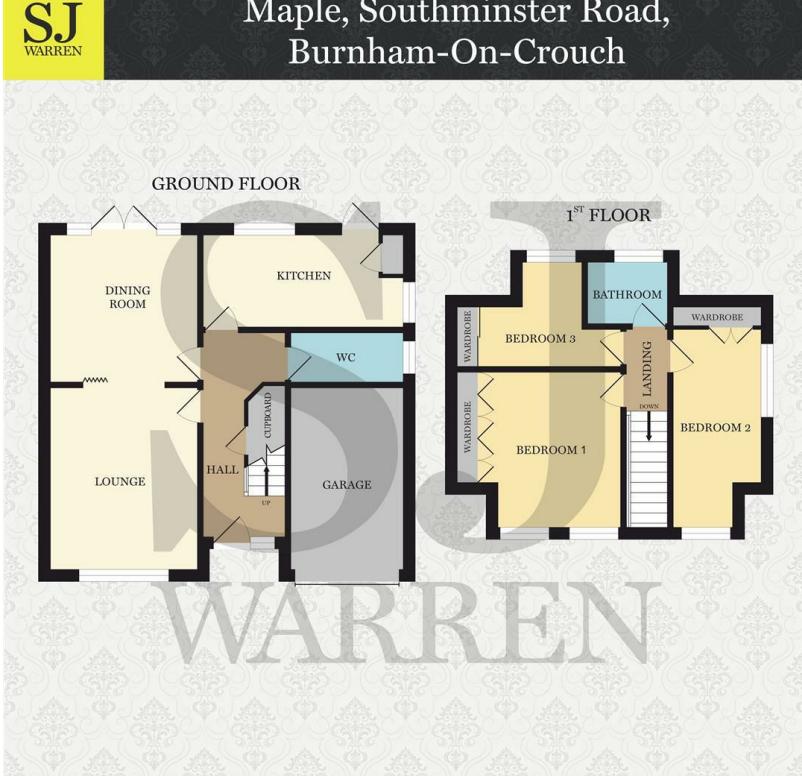
The front garden is nicely screened with mature hedges offering a high degree of privacy, a mature Maple and established shrub and the remaining laid to lawn OFFERING POTENTIAL to add more parking.

Own drive to garage

The property has its own driveway to an integral garage with electric roller door and window, power and light.



Maple, Southminster Road,
Burnham-On-Crouch



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.

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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