



Chapel Road, Burnham-On-Crouch CM0 8JB  
£450,000

To view this property call  
01621 734300

**SJ WARREN**  
[www.sjwarren.co.uk](http://www.sjwarren.co.uk)



## The accommodation comprises

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THEY SAY LOOKS CAN BE DECEIVING SO PLEASE DO NOT BRUSH PAST THIS PROPERTY WITHOUT A SECOND GLANCE.

Just 125 metres from Burnham's beautiful river front and sea wall, ideal for vibrant High Street, shops, restaurants, yacht clubs and general amenities.

Circa 1852 and originally two cottages 27-29 Chapel Road offers incredibly deceptive from first appearance accommodation. We would urge you to pay particular attention to the photography and video tour, to genuinely see the quality and level of space on offer.

The property has been completely and sympathetically modernised and loved by its present owners for the last 20 years. They have managed to keep the cottages charm and character but uplifted this to the highest of standards throughout.

The ground floor offers a spacious dining room/reception room with an open fireplace and stairs to bedroom two en-suite, a gorgeous lounge with fireplace and multi stove burner, stairs to bedroom one en-suite. The extended kitchen/breakfast room is a fabulous room to entertain and enjoy backing the beautifully laid out rear garden and finally on this floor a cloakroom/w/c. The first floor double bedrooms each have their own staircases and well fitted en-suites. Externally a beautiful, private garden landscaped and set out to relax, entertain and enjoy with a summer house and side access.

### Entrance and dining room

As we have made reference to, the property was originally two cottages. Entrance to the dining room.

### Lounge

17'8 x 12'1  
PLEASE NOTE the cottage has been sympathetically modernised and as the photography depicts, to a very high standard to all rooms. This is a lovely room with exposed original beams and brickwork, open fireplace with a multi fuel cast iron burner and solid oak wooden flooring. Double glazed windows to the front and side with quality fitted white/shutter blinds, two radiators, television point and stairs to the bedroom one en-suite and an understairs recess, ideal for logs.

### Dining room/reception room

17'7 x 11'9  
Very much down to your own requirements, whether a dining room or reception room, solid oak wood flooring continuing from the lounge and a staircase to bedroom two en-suite. Bags of original character once again with exposed original beams and brickwork, understairs storage cupboard and a working open fireplace. Double glazed window to the front with quality fitted white/shutter blind and radiator.

### Extended kitchen/breakfast room

26'4 max x 8'8  
A superb room and certainly the hub of the home and a great place to entertain, family and friends. The kitchen has fitted modern quality grey fitted base units incorporating a pull out larder, drawers, integrated dish washer, washing machine and fridge/freezer and granite work surfaces. Electric range oven with matching above extractor, butler sink, LED kickboard lighting and grey quality tiled flooring. Television point, down lighting, double glazed window to the side and a velux ceiling window bringing in plenty of natural light. The breakfast area is a great space with ample room for a large table and chairs, double glazed bi folding doors overlooking the wonderful rear garden, velux ceiling window and double glazed window to the side and an Anthracite grey column style radiator.

### Cloakroom/w/c

The tiled flooring continues from the kitchen, close coupled w/c, corner hand wash basin with double vanity cupboards below, radiator and expel air.

### Stairs to bedroom one en-suite

11'10 x 10'43  
The stairs to bedroom one have a very handy and large fitted cupboard, ideal for shoes etc. Both bedrooms are excellent size double rooms with all the original charm and character. Fitted mirror fronted wardrobes to one wall, radiator and a double glazed window to the front again with quality fitted white/shutter blind, door to the en-suite. En-suite as with the property throughout this is presented to a high standard with a shower cubicle with both rain and hand held showers, close coupled w/c, hand wash basin with vanity cupboards below. Majority tiled walls, chrome heated towel rail, wood effect laminate flooring and a double glazed window to the rear.

### Bedroom two en-suite

11'09 x 9'54  
Another lovely size double room with fitted wardrobes to one wall also housing the serviced combi boiler(not tested). Television point, radiator, loft access and a double glazed window with quality fitted white/shutter blind to the front, door to the en-suite. En-suite once again fitted to a very high standard with a panelled shower bath with fitted shower and screen, close coupled w/c and pedestal hand wash basin. White column style radiator and double glazed window to the rear.

### Rear garden

in excess of 53 ft  
The garden has been thoughtfully landscaped with relaxing and entertaining in mind, offering a private peaceful, tranquil place to enjoy. Commencing with a large patio/entertaining area and path extending down the garden. There are low winding brick borders with an array of established plants, shrubs, flowers and climbers and a very neatly laid lawn. To the back of the garden is a large decked veranda to the front of a summer house, above aluminium pergola and an established climbing wisteria. Side gates and side access for log and general storage one with a combination key pad to the front street gate and wrought iron railings.



**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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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