



Queens Road, Burnham-On-Crouch CM0 8DY
£244,500

To view this property call
01621 734300

SJ WARREN
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The accommodation comprises

OPEN HOUSE ON SATURDAY 25 APRIL 2026 -
BOOKING BY APPOINTMENT ONLY 10am to 1pm

Situated ideally for the high street, shops,
restaurants, railway station, river front and general
amenities.

OFFERED WITH NO ONWARD CHAIN.

Two bedroom character cottage with a lounge,
separate dining room, kitchen and ground floor
bathroom.

The first floor offers two good size double bedrooms
and externally the cottage has a generous rear
garden in excess of 55 ft.

Entrance & Lounge

13'7 into bay x 9'8

Wooden entrance door leading into the lounge
which has wood effect laminate flooring, double
glazed bay window to the front and radiator. White
fireplace surround with an inset pebble gas flame
effect fire, Victorian style tiled surround and marble
hearth and a television point.

Dining room

11'2 x 9'8

This a good size room, plenty of space for a table and
chairs. Wood effect laminate flooring, radiator, under
stairs storage cupboard and a double glazed window
to the rear.

Inner hallway

A continuation of the wood effect laminate flooring
form the lounge, stairs to the first floor landing.

Kitchen

8'7 x 5'7

The kitchen has a range of beech effect eye level
units, matching base units and drawers with roll top
work surfaces over. Inset stainless steel sink, space
for gas/electric oven, space for fridge/freezer,
plumbing for washing machine and window to the
rear.

Side lobby

Tiled flooring, door to the side and garden, built in
storage cupboard and door to the bathroom.

Landing

Bedroom one

11'3 x 9'8

Double glazed window to the front and radiator.

Bedroom two

11'2 x 9'7

Window to the rear, radiator, single built in
cupboard/wardrobe and a loft access.

Rear garden



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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Referrals

We work closely with a section of Trusted Local Solicitors/Conveyancers. This helps to provide for a smooth process from start to finish. Please note some (not all) pay us, The Agent, a Referral fee of up to £200. You however are under NO OBLIGATION to use any such recommendation.

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