



ABSOLUTE
PROPERTY

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14 Western Road, Burnham-On-Crouch
CM0 8JE

£285,000

Absolute property are delighted to offer this attractive character cottage has been significantly extended and improved, creating an impressive kitchen/dining space measuring in excess of 25ft. The kitchen was decoratively updated in January 2021 and includes a range of integrated appliances.

The property has been decorated, retaining a number of appealing character features including a stable door to the rear, an open fireplace in the dining area, and a log burner in the front reception room.

Externally, the property enjoys a rear garden measuring approximately 90ft, with a summer house positioned at the rear, offering additional outdoor space for relaxation or entertaining.

Please note: The property is currently tenanted and is being offered to the market for sale via receivership. Further details are available upon request.

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Lounge

10'2" x 11'7 (3.10m x 3.53m)

Through to UPVC front door you are welcomed into a warm and cosy cottage lounge which has been sympathetically modernised with wood laminate flooring, smooth painted walls and ceiling with spot lights, multi fuel burner with oak mantel, radiator, TV point, and UPVC sash window to the front. Following from this room-

Dining Room

10'2" x 11'11 (3.10m x 3.63m)

Another comfortable living space which is open plan to the kitchen; the room offers solid wood floor, brick open fireplace, under stairs cupboard, smooth painted walls and ceiling with spotlights, and radiator.

Kitchen

10'2" x 15'10" (3.10m x 4.83m)

A great entertainment space, spanning the width of the home and open plan to the dining area to create a large kitchen diner of 25ft. A selection of solid wood wall and base units with built in fridge and freezer, dishwasher, and washing machine. Four ring gas hob with inset single oven below and integrated extractor hood above, sink and a half with drainer, tiled floor and tile splash backs, and concealed combi boiler

Bathroom

Off the kitchen, this family bathroom is a full three piece suite including a freestanding claw foot bath, close coupled WC, and pedestal basin. Tiled floor, and painted walls with smooth ceiling and spot lights, extractor fan, heated towel rail, and UPVC frosted window.

Bedroom 1

11'6" x 11'7 (3.51m x 3.53m)

On the first floor: A front facing double bedroom which benefits from plenty of natural light from the large UPVC sash window. Carpeted, feature cast iron fireplace and breast, TV point, over stairs cupboard, radiator, and access to the loft.

Bedroom 2

10'6" x 11'11 (3.20m x 3.63m)

Another excellent sized double bedroom, rear facing so enjoying views over the garden. Shabby Chic wood flooring, built in wardrobes, painted walls and smooth ceiling with spotlights, radiator, and UPVC window.

