



Crouch Road, Burnham-On-Crouch CM0 8DX  
No offers £485,000

To view this property call  
01621 734300

**SJ WARREN**  
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## The accommodation comprises

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Situated in a popular road that offers easy access to the high street, shops, restaurants, yacht clubs, Burnhams river front, country park, marina, and railway station linked to London Liverpool Street Station.

This attractive looking 1920s built four bedroom semi detached house, offers a deceptive amount of accommodation. The ground floor has a cloakroom/w/c, lounge in excess of 26 ft, spacious kitchen/breakfast room, lean to and an excellent size dining room.

The first floor has four double bedrooms, a family bathroom and separate w/c

Externally an excellent size South facing garden in excess of 76 ft, PLEASE NOTE the property also owns an additional garden with a large outbuilding approximately 40 ft x 20 ft off Dorset road, potential for additional parking subject to consent for a dropped kerb. (SEE AGENTS NOTE)

To the front of the property there is a driveway for multiple vehicles.

### Entrance hallway

Double glazed entrance door to the hallway which has wood effect laminate, radiator and stairs to the first floor.

### Cloakroom

The wood effect laminate flooring continues from the hallway, wall mounted hand wash basin, close coupled w/c, radiator and a double glazed window to the front.

### Kitchen

16'2 x 7'9

The kitchen is open plan to a good size breakfast room and has a range of wood grain fronted eye level units with back tiling, matching base units and drawers with solid wooden work surfaces over. Matching breakfast bar, inset white one and a half sink, plumbing for dish washer, space for a gas/electric range, space for fridge/freezer, wood effect laminate flooring and a door to the lean to.

### Breakfast room

12'3 x 8'7

The breakfast room has plenty of space for a table and chairs, part wood panelled walls, radiator and a double glazed window to the rear.

### Lounge

26'2 x 11'2

This is an excellent size room with a brick built fireplace and extending shelves, and a cast iron wood burner, PLEASE NOTE this would require professional advice before use. Double glazed window to the front, two radiators, television point and double glazed French doors to the rear garden.

### Dining room

13'4 x 10'1

A great size room for family gathering or entertaining, open fireplace PLEASE NOTE once again professional advised before use. Double glazed window to the front and radiator.

### Landing

Loft access and radiator.

### Bedroom one

13'9 x 12'4

All the bedrooms are good size rooms and this has a television point, radiator and a double glazed window to the front.

### Bedroom two

11'1 x 11'7

Wood effect laminate flooring, radiator and a double glazed window to the rear.

### Bedroom three

12' x 8'5

Wardrobes fitted to two walls with sliding doors, radiator and a double glazed window to the front.

### Bedroom four

11'5 x 8'11

Double glazed window to the rear, radiator, above head bridging cupboards/chest drawers, matching wardrobe and dressing table.

### Bathroom

Tiled walls, ball and claw bath with taps/shower attachment, shower cubicle with multi jets, steam and radio, pedestal hand wash basin, chrome heated towel rail, shaver point and a double glazed window to the rear.

### Separate w/c

Close coupled w/c, pedestal hand wash basin, chrome heated towel rail and a double glazed window to the side.

### South facing rear garden

in excess of 76 ft

The property has a large south facing rear garden commencing with a raised patio/entertaining area, water tap, brick built built bbq with chimney and side path and gate to the front. The main garden is neatly laid to lawn with an impressive 18ft x 8 ft koi pond approximately 4 ft deep with with a running water fall and running stream ether end and bridge.

There is some planting including mature trees and shrubs and the second part of the garden has a hard standing with outside bar, further hardstanding with shed and remainder left to garden. PLEASE NOTE you can access the additional garden and large outbuilding from here which is approximately 40 ft x 20 ft offering potential to convert into a garage of is 24 ft x 17'8 with power and light and is also accessed from Dorset road via double gates, however CONSENT FOR A DROPPED KERB WILL BE REQUIRED.

### Own drive

The property has a dwarf brick front boundary wall with mature hedging, leading to its own drive for multiple vehicles.

### Agents note

The additional land of approximately 40 ft x 20 ft is on a separate title and we again point out, it can be accessed from Dorset Rod but will require consent for a dropped kerb. The large outbuilding offers potential for a garage.



**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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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