

Crouch Road, Burnham-on-Crouch

CM0 8DX

CURTIS O'BOYLE

Sales & Lettings





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CMO 8DX

£425,000

A well-proportioned and characterful three-bedroom semi-detached home, ideally situated on Crouch Road, Burnham-on-Crouch.

The property is conveniently located within easy reach of the High Street, railway station, and the charming quayside, with its picturesque views, restaurants, and pubs.

Accommodation comprises three first-floor bedrooms and a family bathroom. On the ground floor there is a cosy lounge with a bay window to the front, a separate dining room, and a fitted kitchen/breakfast room to the rear, enjoying views over the garden.

The property benefits from a generous south-facing garden with side access, leading to the driveway.

ENTRANCE HALL Open to

DINING ROOM 12' 11" x 11' 3" (3.94m x 3.43m)
Window to side aspect, cupboard housing gas fired boiler, under stairs storage cupboard, stairs to first floor, coved ceiling, gas fire

LOUNGE 13' x 12' 11" (3.96m x 3.94m) Bay window to front aspect, brick fireplace, stained floor boards, coved ceiling, radiator

KITCHEN 13' 3" x 12' 9" (4.04m x 3.89m)
Comprising 1 1/2 bowl sink unit with mixer tap & cupboard under, further base units with work surfaces over, eye level cupboards, space for cooker, washing machine & tumble dryer, dishwasher, breakfast bar, radiator, window to side aspect & french doors to rear garden

LANDING Loft access, doors to

BEDROOM 113' 5" x 13' (4.09m x 3.96m)
Windows to side & rear aspect, coved ceiling, radiator

BEDROOM 2 12' 11" x 8' 3" (3.94m x 2.51m)
Windows to front & side aspects, coved ceiling, radiator, airing cupboard

BEDROOM 3 9' 11" x 7' 5" (3.02m x 2.26m)
Window to side aspect, radiator, coved ceiling

BATHROOM White suite comprising low level wc, wash hand basin with cupboard under, bath with shower over, tiled floor & part tiled walls, coved ceiling, window to side aspect, heated towel rail

FRONT GARDEN laid to concrete, driveway at side for several vehicles

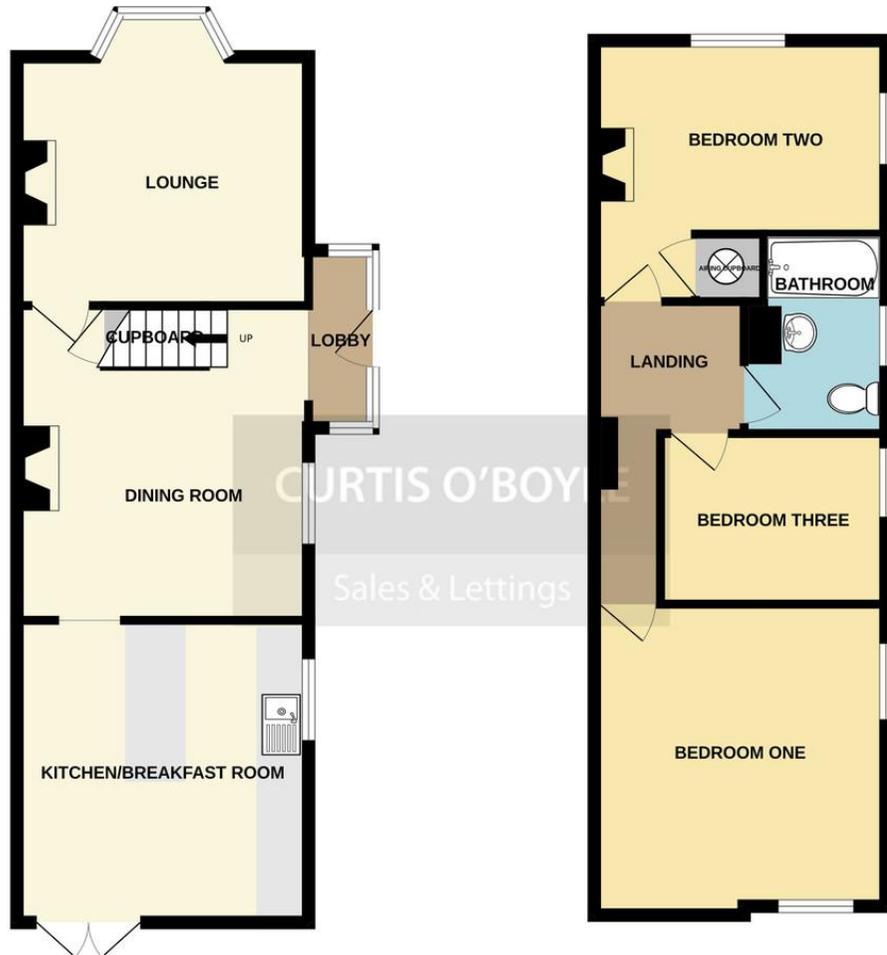
REAR GARDEN South facing, comprising patio area, remainder mainly laid to lawn with flower & shrub beds, 3 sheds, greenhouse



To view this property call Curtis O' Boyle Estate Agents on **01621 855558**

GROUND FLOOR
504 sq.ft. (46.8 sq.m.) approx.

1ST FLOOR
476 sq.ft. (44.2 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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