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# Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents



## 40 Falklands Road, Burnham-On-Crouch, Essex CM0 8SN £1,150 PCM

**\*\*ONLINE ENQUIRIES ONLY\*\* Available Now\*\*** Favourably and conveniently positioned for an array of local amenities including supermarket, doctors surgery, post office and railway station, with direct links into London Liverpool Street, is this much improved end of terrace property. Deceptively spacious living accommodation on offer commences with an entrance hall leading to a living room which in turn provides access to a refitted kitchen and dining room at the rear. The first floor then provides a landing leading to two well proportioned bedrooms as well as a refitted bathroom. Externally, the property enjoys an enclosed rear garden with storage shed while the frontage provides off road parking for one vehicle. Viewing is strongly advised. Energy Rating C.





FIRST FLOOR:

LANDING:

Access to loft space, stairs to ground floor, doors to:-

BEDROOM ONE: 10'7 x 10'7 (3.23m x 3.23m)

Double glazed window to rear, radiator, built-in storage cupboards and over stairs storage cupboard.

BEDROOM TWO: 10'7 x 7'7" (3.23m x 2.31m)

Double glazed window to front, radiator.

FAMILY BATHROOM:

Obscure double glazed window to front, three piece suite comprising bath with shower over, wc and vanity wash hand basin, wall mounted cabinet, tiled walls.

GROUND FLOOR:

ENTRANCE HALL:

Composite entrance door to front, airing cupboard housing boiler, further built in storage cupboard, door to:-

LIVING ROOM: 11'11 x 13'10 max > 10'7 (3.63m x 4.22m max > 3.23m)

Double glazed window and door to conservatory, radiator, stairs to first floor, built in under stairs storage cupboard, wood effect flooring, opening to:-

KITCHEN: 9'7 x 7'7 x 5'3 (2.92m x 2.31m x 1.60m)

Double glazed window to front, matching wall and base mounted storage units, roll edge work surfaces with inset single bowl single drainer sink unit, built in four ring electric hob with oven below, space and plumbing for washing machine and fridge/freezer.

CONSERVATORY: 10' x 8'6 (3.05m x 2.59m)

Double glazed construction with sliding patio door opening on to rear garden and full height windows to all other aspects.

EXTERIOR:

REAR GARDEN:

Commencing with a decked seating area leading to remainder which is mainly laid to lawn, storage shed, further paved seating area at bottom, side access leading to:-

FRONTAGE:

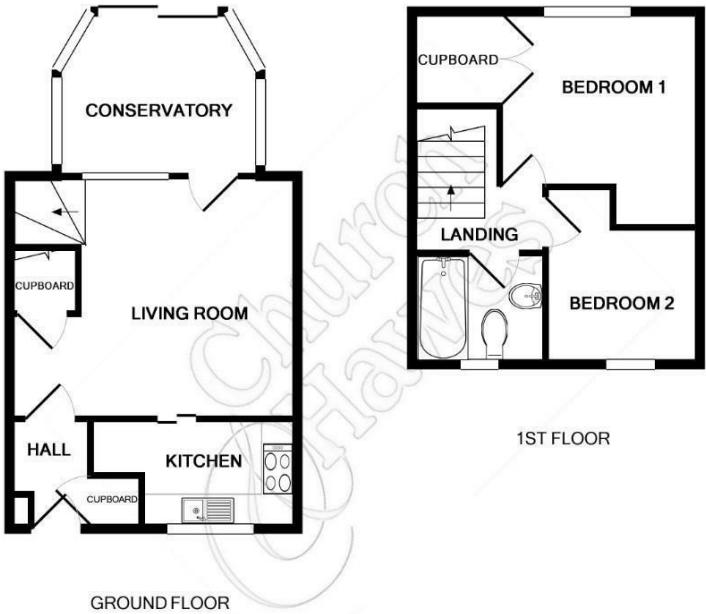
Driveway providing off road parking, paved step up to entrance door to property.

COUNCIL TAX BAND:

Tax Band D.

AGENTS NOTES:

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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