



Alamein Road, Burnham-On-Crouch CM0 8JH
£350,000

To view this property call
01621 734300

SJ WARREN
www.sjwarren.co.uk



The accommodation comprises

Located conveniently to walk into the high street, shops, restaurants, yacht clubs and the river front and also nearby to the railway station and general amenities.

Three bedroom semi detached house offering on the ground floor a cloakroom/w/c, lounge with an open fireplace, dining room, kitchen and rear lobby. The first floor has three good size bedrooms and a family bathroom.

Externally a generous south west facing sunny aspect rear garden in excess of 70 ft. Offering plenty of space to entertain with a large patio and pergola. PLEASE NOTE the property has its own parking for 2/3 vehicles to the front and shares a drive to the side giving access via double gates to the rear garden and detached garage.

Storm porch

Storm porch to the main entrance door.

Entrance hallway

Entrance door to the hallway which has wood effect laminate flooring, radiator and stairs to the first floor.

Cloakroom/w/c

The cloakroom is from the half landing and has a close coupled w/c, hand wash basin with cupboards below. Column style radiator, down lighting and a double glazed window to the side.

Kitchen

10'2 x 9'11

The kitchen has a range of cream eye level units with back tiling, matching base units and drawers with solid wood work surfaces over Integrated dish washer, plumbing for a washing machine, space for a gas or electric oven with above extractor space for fridge/freezer and a white enamel one and a half sink. Tiled flooring and dual double glazed windows to the front.

Lounge

13 '8 x 12'11

A nice cosy room with a white fireplace surround, tiled hearth and an open fire to enjoy on those cold winter evenings. Television point, radiator, wood effect laminate flooring and a double glazed window to the rear.

Dining room

10'2 x 7'9

Plenty of room for a good size table and chairs, ideal for the family or entertaining. Wood effect laminate flooring, double glazed window to the rear, radiator and door to the rear lobby.

Landing

The half landing has a double glazed window to the and as mentioned door to the cloakroom/w/c. The main landing has a loft access and double glazed window to the front.

Bedroom one

12'9 x 10'5

A good size double room with wood effect laminate flooring, cast iron fireplace, radiator and a double glazed window to the rear.

Bedroom two

11'4 x 9'6

Another double room with wood effect laminate flooring, down lighting, radiator and a double glazed window to the rear.

Bedroom three

9'3 x 7'7

Double built in cupboard/wardrobe, radiator, wood effect laminate flooring and a double glazed window to the front.

Bathroom

Panelled bath with above fitted shower, hand wash basin with vanity drawers below, close coupled w/c and expel air. Down lighting, tiled walls, chrome heated towel rail and a double glazed window to the side.

South West facing rear garden

in excess of 70 ft

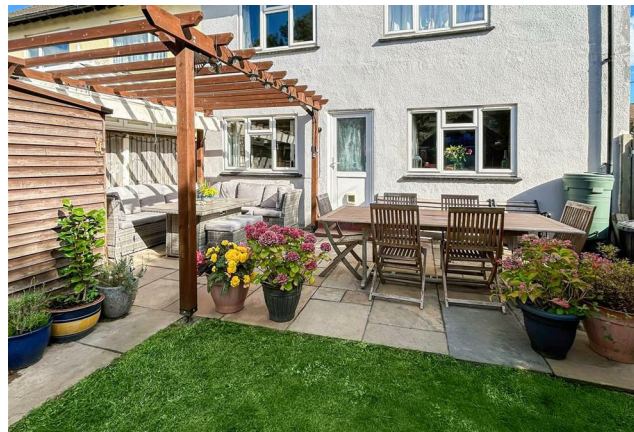
If you enjoy your outside space and the sunny summer days, then this garden should tick all the boxes. Commencing with a large patio/entertaining area with pergola and a garden shed with one side as a work shop and storage and the other plumbed with for utilities. The main garden is neatly laid to lawn with close board fenced boundaries with some mature trees and shrubs.

To the side there are double gates that give vehicle access via a part shared drive to the garden and detached garage, this has double opening doors to

the to the front and has a courtesy side door and window, power and light and its own consumer unit.

Own drive & parking to the front.

To the front of the property there parking for two/three vehicles.



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			92
(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	

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