

**CURTIS O'BOYLE**

Sales & Lettings



**Holly Close, Burnham-on-Crouch**

CM0 8DL



# Holly Close, Burnham-on-Crouch CM0 8DL

£325,000

Offered with no onward chain, this well-presented two-bedroom semi-detached bungalow is located on the popular Maple Leaf Estate. The property benefits from a modern fitted kitchen with built-in appliances and a contemporary shower room.

The lounge leads into a double-glazed conservatory, providing additional living space and access to a low-maintenance paved rear garden.

Further features include a garage with an electric roll-up door and a driveway offering off-road parking for several vehicles.

An excellent opportunity for buyers seeking a well-maintained bungalow in a desirable residential location.

**ENTRANCE HALL** Obscure double glazed door to side aspect, coved to smooth ceiling with inset downlighters, loft access, radiator, built in cupboard, airing cupboard.

**KITCHEN** 9' 4" x 7' 9" (2.84m x 2.36m) Double glazed window to front aspect, smooth ceiling, fitted base and wall units, sink unit with mixer tap inset into worktops, built in electric oven and four ring gas hob with hood above, integrated fridge/freezer, washing machine and slim dishwasher, tiled splashbacks, tiled floor, wall mounted gas boiler concealed in cupboard.

**LOUNGE** 14' 8" x 9' 10" (4.47m x 3m) Double glazed French doors to conservatory. coved to smooth ceiling, radiator.

**CONSERVATORY** 9' x 8' 8" (2.74m x 2.64m)  
Double glazed to three aspects, double glazed French doors to rear garden, tiled floor, radiator.

**BEDROOM ONE** 14' 2" x 11' 6" (4.32m x 3.51m) > 9' 11" (3.02m) Double glazed window to front aspect, coved to smooth ceiling, radiator.

**BEDROOM TWO** 8' 8" x 8' 6" (2.64m x 2.59m)  
Double glazed window to rear aspect, coved to smooth ceiling, radiator.

**SHOWER ROOM** 7' 11" x 5' 6" (2.41m x 1.68m)  
Obscure double glazed window to side aspect, smooth ceiling, extractor fan, tiled shower cubicle, vanity wash hand basin, close coupled WC, heated towel rail, part tiled walls, tiled floor.

**GARAGE** 16' 1" x 11' 2" (4.9m x 3.4m) Electric roll up door, double glazed door to side, power and light connected.

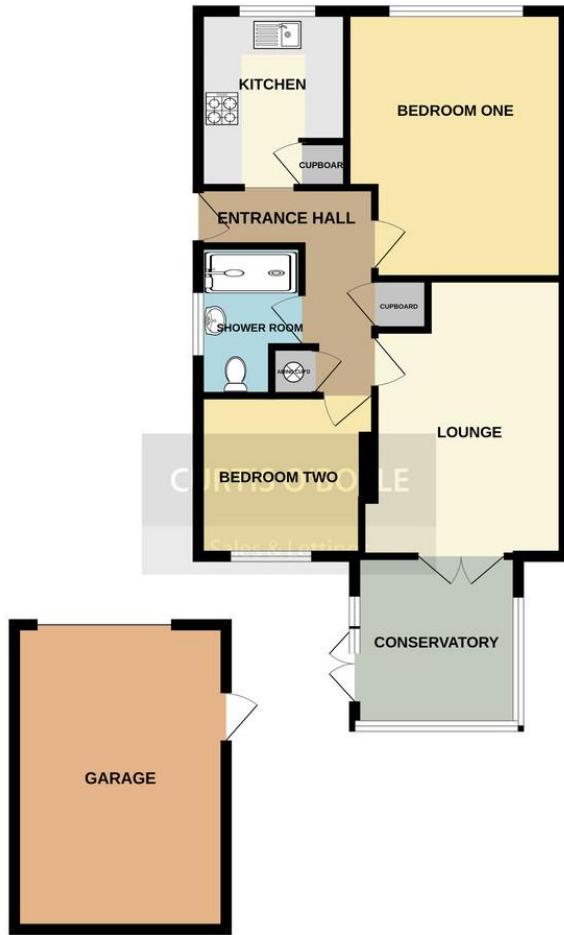
**REAR GARDEN** Mostly paved, decking area behind garage, panelled fencing, gated side access.

**FRONT GARDEN** Block paved driveway for several cars.



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

GROUND FLOOR



AWAITING EPC

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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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