

Cedar Grove, Burnham-On-Crouch CM0 8DQ

£349,995

To view this property call

01621 734300

SJ WARREN

www.sjwarren.co.uk

The accommodation comprises

Located on the Maple Leaf Estate which offers numerous short cuts to the Country Park, marina, river front and the high street shops, restaurants, yacht clubs and railway station linked to London Liverpool Street.

Located on a favourable corner plot with the potential to extend (stp) or add additional parking subject to a dropped kerb for numerable vehicles, camper/caravan.

This deceptive from first appearance three bedroom semi detached chalet offers extremely well presented accommodation. Including on the ground floor, storm porch, entrance hallway with above high stair recess offering potential to add a dormer (stp), large modern kitchen dining room, lounge and a third ground floor bedroom.
The Frist floor offers two excellent size double bedrooms and a modern fitted bathroom.

Externally a private South facing garden with a courtesy door to the converted garage (see write up) and to the front a large corner plot with the front lawn measuring 22'6 x 22 ft and the remaining block Pavia 49 ft x 17ft offering enormous potential to extend ot add lots of parking subject to the dropped kerb.

Storm porch
Recessed storm porch with electric light to the entrance door.

Entrance hallway
Entrance door to the hallway which has wood effect laminate flooring, stairs to the first floor and under cupboard and a double glazed window to the side. PLEASE NOTE the stairwell drop/recess is a large void offering potential to add a dormer making an additional first floor room, this would be subject to planning but has been done with neighbouring properties.

Kitchen/dining room
18'7 x 9'3
This is an excellent size room and great for gathering, with the kitchen having a range of modern grey eye level units and back tiling. Matching base units and drawers with granite effect work surfaces over, inset stainless steel gas hob with above extractor and stainless steel oven below. Space for a fridge/freezer, plumbing for washing machine and dish washer, inset stainless steel sink, radiator, tiled flooring and a double glazed window and door to the front.
The dining offers plenty of space for your table and chairs and has double glazed patio doors to the rear South facing garden and radiator.

Lounge
16'5 x 12'6
The lounge like throughout is very nicely presented with double glazed patio doors opening on to the south facing rear garden. Television point and a radiator with decorative cover.

Ground floor bedroom three
8'7 x 7'6
A good size bedroom but totally versatile in its use, double glazed window to the front and radiator.

Landing
PLEASE REFER to our comments on the void space from the landing to the ground floor. Shelved linen cupboard and loft access.

Bedroom one
12'3 x 10'4
Both bedroom are good size double rooms, double glazed window to the rear, radiator and space for bedroom furniture.

Bedroom two
10'7 x 10'7
Another double bedroom with a double glazed window to the front and radiator, space for bedroom furniture.

Bathroom
Nicely fitted with a panelled shower bath with electric shower/screen, close coupled w/c, pedestal hand wash basin. Tiled walls, down lighting, radiator and a double glazed window to the front.

South facing rear garden
The property has a suntrap of a rear garden part walled and remainder close fenced, offering a good deal of privacy. Mainly to lawn with a sturdy 9 ft x 6 ft shed with power and light, courtesy door to the garage, side gate to the front.

Front corner plot garden.
The frontage is very large with a mature boundary hedge, to the immediate front of the house is a neatly laid lawn 22'6 ft x 22 ft extending to the side which is laid to block Pavia 49 ft x 17 ft. PLEASE NOTE there is huge potential to extend the property (stp) and also drop the kerb subject to consents required, potentially offering loads of additional parking.

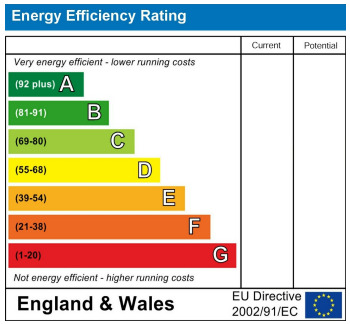


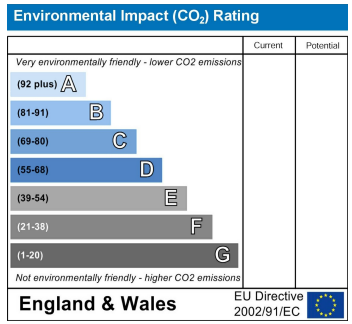




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